

**CITY OF ISSAQUAH  
DEVELOPMENT SERVICES DEPARTMENT  
ADMINISTRATIVE REVIEW**

**NOTICE OF DECISION**

**TO:** Ted Jenneskens  
22946 SE 53<sup>rd</sup> Street  
Issaquah, WA 98029

**PROJECT:** **Bush Street Short Plat**

**FILE NO.:** **SP17-00007**

**DECISION DATE:** November 17, 2017

**REQUEST:** Subdivide one (1) 12,000 square foot lot into two (2) 6,000 square foot lots. Associated improvements include the construction of a new curb, gutter, sidewalk, and planting strip on half of SE Bush Street.

**LOCATION:** 525 SE Bush Street

**COMPREHENSIVE PLAN DESIGNATION:** "Low Density Residential"

**PARCEL NUMBER:** 3424069013

**SITE AREA:** 12,000 sq. ft.

**ZONING:** "SF-D" (Single Family Duplex)

**DECISION:** The Development Services Department conditionally approves the application for this application, SP17-00007. Approval of the application is based on materials submitted and deemed complete/sufficient on September 28, 2017, and is subject to the following conditions:

- 1) Any new residential structure constructed on Lot 2 shall submit a building permit with the City of Issaquah Development Services Department. Additional compliance with the City's Land Use Code for such things as building setbacks, impervious surface, and building height shall be assessed at the time of building permit review.
- 2) Impact fees will be due with the issuance of Building Permits for the new lots, including: 1) Transportation Impact Fee, 2) Schools Impact Fee, 3) Parks Impact Fee, 4) Fire Impact Fee. The applicant shall receive impact fee credit for the existing lot and the residence.
- 3) Half-street frontage improvements of SE Bush Street are required, to be constructed per the City of Issaquah Street Standards, Standard Detail No. T-11, "Typical Public Local Access Street (less than 1,500 VPD) Residential Areas".

Improvements will include construction of new pavement (as needed), curb, gutter, sidewalk, and planter strip on the half of SE Bush Street.

- 4) All power service must be relocated underground.
- 5) No trees shall be installed within 10-feet of water mains and 5-feet of water service lines and water meters. Throughout the construction phase, orange construction fencing must be used to protect existing meters.
- 6) The new lots shall meet the minimum tree density requirements per IMC 18.12.1370. This may require planting of additional trees with subsequent construction permits.
- 7) A water easement is located on the eastern edge of Lot 2. No construction is allowed within the 15-foot water easement.
- 8) Prior to installation of new water meters and services, the applicant must coordinate directly with the City of Issaquah Public Works Operations (PWO) Department. Final grade elevation at sidewalk or planter where meters are to be installed must be established before City provides installation.
- 9) A building soils report will be required at the time of the Building Permit submittal.
- 10) The plans must be revised to show the right-of-way dedication located south of Croston Lane.
- 11) Following the expiration of the appeal period of this Notice of Decision, provide the City with a mylar copy of the approved short plat for signatures. Mylars shall use the City of Issaquah short plat template. The land use file number of the short plat shall be placed on all mylar sheets.
- 12) The Affidavit of Ownership shall be submitted with the mylars.

## **I. BACKGROUND**

### **A. Review Procedures (IMC 18.13.370)**

1. Short plats are reviewed through a Level 2 process. Public notice to property owners within 300 feet of the project site and notice to parties of record is required.
2. The Director is authorized to approve, approve with modifications or deny applications for short plats. The decision of the Director shall be final unless an appeal is filed in accordance with IMC 18.04.250, Administrative Appeals.

### **B. Proposal**

On July 3, 2017, the Applicant, Ted Jenneskens submitted an application for a short plat to subdivide one parcel at 525 SE Bush Street into 2 lots (see Exhibit 5). On September 28, 2017, the City of Issaquah Development Services Department determined that the application is sufficient/complete.

### C. Related Permits

To construct a house on the future lot will require a Site Work Permit to install sewer, water, stormwater, and street improvements. A Building Permit will be required for the construction of the new house. At this time, no construction permits have been submitted.

## II. REASONS FOR DECISION:

1. Issaquah Municipal Code (IMC) 18.04.400 of the Land Use Code authorizes the Development Services Department to review Short Plat applications through a Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Development Services Department. The Notice of Application (NOA) was sent to surrounding property owners on October 23, 2017 (Exhibit 7). A 14-day public comment period was provided ending on November 6, 2017. No comments were received.
2. The proposal is consistent with IMC 18.13.350, Application.

#### A. Create legal building sites with respect to zoning and health regulations.

##### Response:

1. The two new lots are each 6,000-square foot, which is the minimum lot size required for the SF-D zone.
2. Single family residences and duplexes are permitted land uses in the SF-D zone. Future construction has not been identified at this time. Should the applicant plan to construct a single family house on the new lot or redevelopment a new house on the existing lot, development standards are required for construction on each lot (including setbacks, impervious surface limits and building height) and will be reviewed with construction permit applications.

#### B. Establish access to a public road for each segregated parcel.

Response: Both, Lot 1 and Lot 2, will have access from SE Bush Street and SE Croston Lane.

#### C. Contain suitable physical characteristics.

Response: The proposed short plat is in an existing single family residential neighborhood with no physical or environmental issues.

#### D. Consider adjacent municipal and King County subdivision standards.

Response: The proposed short plat is entirely within the municipal boundaries of the City of Issaquah and does not abut any adjacent municipality or King County land.

#### E. Provide for adequate drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes, as deemed necessary.

Response: See No. 7 below.

3. State Environmental Policy Act (SEPA). Short plats are exempt from the requirements of SEPA, pursuant to WAC 197-11-800(6)(a).
4. The proposal was reviewed for Transportation Concurrency, per requirements of the Transportation Concurrency Management Code (IMC Chapter 18.15). New single family residences generate 1.01 PM peak hour trips per day. The proposed short plat will create one (1) new lot and therefore would generate 1.01 new PM peak hour trips. This finding shall serve as the Certificate of Transportation Concurrency for the proposed short plat.
5. Tree Retention requirements per IMC 18.12.1385 and Minimum Tree Density requirements per IMC 18.12.1370 are required for subdivisions, including short plats. The new lots will be required to meet the minimum tree density when a new residential structure is proposed for building permit review.
6. The Short Plat met the requirements of IMC 18.13.380 "Design Standards":

- A. *Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.*

Response: The property is located within a Class 1 Critical Aquifer Recharge Area (CARA). The parcel is suitable for short platting as long as the applicant meets the requirements outlined in Issaquah Municipal Code 18.10.796 and other associated code chapters.

- B. *The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.*

Response: A Stormwater Site Plan Drainage Report was provided for the Short Plat application. The report has been reviewed and measures have been identified in the Construction Guidelines attached.

- C. *All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short plat.*

Response: Both, Lot 1 and Lot 2, will have direct access on to SE Bush Street and SE Croston Lane. Currently, SE Bush Street does not meet City of Issaquah Street Standards. Therefore, half-street frontage improvements will be required along SE Bush Street, per Standard Detail T-11, "Typical Public Local Access Street (less than 1,500 VPD) Residential Areas". Improvements will include construction of a curb, gutter, sidewalk, and planter strip on the half of the street abutting the proposed plat property.



- D. *The minimum land area for each lot shall be no less than the minimum allowed by this Code (District Standards Table, IMC 18.07.360) for the specific zone in which the proposed short plat is planned to be located, plus any additional area to be used for access easement and/or private roadway.*

Response: The minimum lot size in the SF-D zoning district is 6,000 square feet. The current lot is 12,000 square feet and will be divided into two (2) 6,000 square foot lots. The proposed lot sizes meet the minimum lot size in the SF-D zone.

7. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare. IMC 18.13.390 "Required Improvements" states that the Planning Director/Manager shall determine that the following improvements are available for each parcel created by the division of land:
- A. *Adequate water supply when necessary;*
  - B. *Adequate method of sewage disposal;*
  - C. *Provision for appropriate deed, dedications and easements;*
  - D. *Storm drainage improvements and storm sewers when necessary;*
  - E. *Fire hydrants when necessary;*
  - F. *Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;*
  - G. *Street lights when necessary;*
  - H. *Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*

Response: The City has reviewed the application information including sewer, water, and stormwater information and determined they are adequate for the plat approval. However, additional review for compliance with City Street Standards, utility standards, and Fire Marshal requirements will be conducted with construction permit applications.

8. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision.

### **III. RECORDATION**

In accordance with IMC 18.13.400, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant.

- 1) Three copies of the recorded Short Plat drawings shall be provided to the Development Services Department within ten (10) days of recording with the King County Department of Records and Elections.
- 2) One (1) electronic copy of the final plans shall be provided in a software format acceptable to the Public Works Department.
- 3) All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.

#### IV. EXPIRATION OF LAND USE PERMIT

The final decision approving the Short Plat is valid for three years as specified by IMC 18.04.220-D, or as amended by the Land Use Code.

#### APPEAL PERIOD

Section 18.04.250 provides the opportunity to appeal a decision for a short plat. An Open Record appeal of this decision shall follow the procedures set forth in IMC 18.04.250 (Administrative appeals) of the Land Use Code, and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal and a \$750 filing fee, which is required of appeals. All appeals shall be filed with the Development Services Department by 5:00 PM on December 4, 2017.

For further information on the appeal procedure or if you have any questions regarding this Notice of Decision, please contact Valerie Porter at [valeriep@issaquahwa.gov](mailto:valeriep@issaquahwa.gov) or (425) 837-3094.

#### EXHIBIT LIST:

1. Short Plat Application, received on July 3, 2017
2. Project Narrative, received on September 6, 2017
3. Stormwater Site Plan Drainage Report, received September 6, 2017
4. Plat Certificate, received on September 6, 2017
5. Plan Set, received on September 6, 2017
6. Parcel Map Check Report, received on September 6, 2017
7. Notice of Application, dated October 23, 2017



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Valerie Porter, Associate Planner  
Development Services Department

11/17/17

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Date

## **Construction Guidelines**

1. Compliance with 2014 Ecology Stormwater Management Manual for Western WA and 2017 Issaquah Addendum to the City adopted storm design manual is required. This includes (but is not limited to) significant items such as:
  - Stormwater Technical Information Report addressing:
    - a. minimum requirements #1-5, if between 2,000 and 5,000sf new and replaced hard surfaces.
    - b. minimum requirements #1-9, if >5,000sf new and replaced hard surfaces.
  - Issaquah TESC Report & Stormwater Pollution Prevention Plan (SWPPP).
  - Stormwater Low Impact Development (LID) Analysis, required under minimum requirement #5. Project location has been identified as containing outwash soil with high permeability, and Stormwater LID is required in this area, if feasible.
  - Site Specific Soils Report, required to determine feasibility of stormwater low impact development, under minimum requirement #5.
  - Water Quality Treatment, under minimum requirement #6, if 5,000sf (or more) new and/or replaced pollution generating impervious area (unless infiltrating on-site).
  - Standard Flow Control, under minimum requirement #7.
2. Project located in Class 1 Critical Aquifer Recharge Area (CARA), and must follow requirements in Issaquah Municipal Code 18.10.796 and associated other code chapters.



## Land Use Application #447871 - Bush Street Short Plat

### Project Contact

**Company Name:** Croston, LLC

**Name:** Ted Jenneskens **Email:** tedtcc@gmail.com

**Address:** 22946 Se 53rd street **Phone #:** (425) 391-0844  
Issaquah WA 98029

Project Type	Activity Type	Scope of Work
Any Project Type	Land Division	Short Plat

**Project Name:** Bush Street Short Plat

**Description of Work:** Short plat one lot into two

### Project Details

#### Project Information

Use (s) - proposed	Single family lot
Use - existing	single family residence

#### Clearing and Grading Information

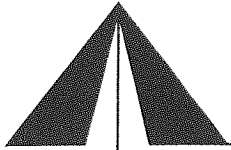
Square feet of new impervious surface	375
Square feet of replaced impervious surface	200
Square feet of total impervious surface	375

#### Quantity and Size Specifications

Number of proposed lots	2
Property size in square feet	12000

## Bush Street Short Plat Narrative

The Bush Street Short Plat is a proposal to divide an existing 12,000 square foot lot into 2 6,000 square foot lots. The existing property has an existing 2-story single family dwelling on it. The new lots will each be 50 feet wide and 120 feet deep. Both lots will front on SE Bush Street with access to the rear of the lots off of SE Croston Lane. There is an existing 15-foot wide water main easement on the new lot that will not have the existing house. The existing parcel fronts Bush Street and there are no new dedicated rights-of-way needed. Improvements will be made to the Bush Street rights-of-way as required by the City of Issaquah.



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*www.eastsideconsultants.com*

**ENGINEERS-  
SURVEYORS**

**STORMWATER SITE PLAN DRAINAGE REPORT**

**FOR**

**BUSH STREET SHORT PLAT**

**City of Issaquah File No.  
Eastside Consultants, Inc. File No. 17056**

**August 31, 2017**



***Prepared by:***

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***Prepared for:***

*Ted Jenneskens  
22946 SE 53<sup>rd</sup> Street  
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## **Section I: Project Overview**

### **Existing Conditions:**

The proposed project contains an existing 1,555 sf house (including roof area), 505 sf of concrete walkways, and 1921 sf of gravel driveway for a total of 3,981 sf. The Site is 12,000 sf, so therefore the existing impervious is 33.18 percent. The site is located in Section 34, Township 24 North, and Range 6 West, lying south of SE Bush Street. The site is situated south of SE Bush Street and north of Croston Lane with single family residences to the west and east. The site has some existing trees on the west side with the existing house the plans to remain.

The site slopes (varies slightly from 1.5% to 2.0% from east to west. The drainage currently sheetflows off the property towards single family residences to the west. The stormwater runoff that does not get absorbed in the ground eventually enters the street drainage system on SE Bush Street.

### **Proposed Conditions:**

The project proposes Short Platting the 12,000 sf Lot into two 6,000 sf Lots and adding a new residence to the second Lot. Per the City of Issaquah zoning code the site is allowed 50 percent impervious lot coverage, so therefore the maximum allowed impervious area is 3,000 sf per Lot. We will be keeping the existing house on Lot 1 adding two new 20 feet by 9 feet parking stalls will be added off Croston Lane. This amounts to an additional 180 sf of new/replaced impervious on Lot 1. Lot 2 will have a maximum of 3,000 sf on new/replaced impervious. The existing 1,992 sf gravel driveway will be removed.

Since the soils are conclusive for infiltration we will be using infiltration trenches or drywells . The facilities will be designed per the 2017 City of Issaquah Addendum and the 2014 Amended Department of Ecology Manual

Per Table 1-1, since we are New Development and creating between 2,000 and 5,000 sf of new plus replaced hard surface (3,180 sf) we are required to use Minimum requirements 1-5.

Per Table 1-5, we will be using the following order of BMP's

- |                                |  |
|--------------------------------|--|
| Lawn/Landscape Areas:          | 1) BMP's T5.13, Post –Construction Soil Quality and Depth,   |
| Roof:                          | 2a) Since full dispersion is not possible, we are using Full Infiltration System (BMP T5.10A)  |
| Other Hard Surfaces            | 3a) Full Dispersion is not feasible  |
| (e.g, parking lots, sidewalks) | 3b) Per the List Permeable Pavement (BMP T5.15), or a Rain Garden (BMP T5.14A) is recommended. Since this is a City street and in the City ROW, we are requesting the use of an Infiltration Trench, due to the coarse sand soils. |

## **Section II: Existing Conditions Summary**

Per Figure 2.3, Minimum Requirements 1-5 Apply

### **ADHERENCE TO DOE MINIMUM TECHNICAL REQUIREMENTS 1-5**

#### **Minimum Requirement Number 1: Preparation of Stormwater Site Plan**

A Stormwater Site Plan has been prepared to address the runoff from Lots 1 and 2 and the Improvements along SE Bush Street

#### **Minimum Requirement Number 2: Construction Stormwater Pollution Prevention Plan (SWPPP)**

A Construction Stormwater Pollution Prevention Plan (CSWPPP) will be prepared during the Site Work Permit.

#### **Minimum Requirement Number 3: Source Control of Pollution**

As this is a Single Family Residential, site Source Control BMPs do not apply.

#### **Minimum Requirement Number 4: Preservation of Natural Drainage Systems and Outfalls.**

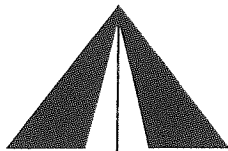
The system outfalls to the same system and basin as it previously did. Since we are Infiltrating all stormwater, it is be discharged to the groundwater. Refer to the Geotechnical Report by the South Fork Geosciences dated . Dispersion is also not feasible due to site constraints.

#### **Minimum Requirement Number 5: On-Site Stormwater Management**

Infiltration was analyzed and deemed feasible by the Geotechnical Engineer. Due to the small Lot size, dispersion on the houses will not be applicable. All new landscape areas

within the project site are required to have compost amended soils per BMP T5.13, Post –  
Construction Soil Quality and Depth

### **Section III: Off-Site Analysis Report**



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**ENGINEERS-  
SURVEYORS**

**LEVEL 1 OFFSITE DRAINAGE ANALYSIS**  
**FOR**  
**Bush Street Preliminary Short Plat**

**August 31, 2017**



***Prepared by:***

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(425) 392-5351*

***Prepared for:***

*Ted Jenneskens  
22946 SE 53<sup>rd</sup> Street  
Issaquah, WA 98027*

### **TIR Section III: Off-site Analysis**

#### **Task 1**

The downstream drainage flowpath consists of only one flowpath in which the stormwater runoff will sheetflow across the site and to the west eventually ending up along the south side of SE Bush Street. It will then continue west until it enters a catchbasin at the southwest corner of SE 4<sup>th</sup> Place and SE Bush Street. From here it discharge to the stormwater system that follows SE Croston Lane. Eventually, it discharges to a swale by City of Issaquah Community Center. The site is located within the Issaquah Creek drainage basin.

#### **Task 2 – Resource Review**

A review of the 1990 Sensitive Area Map Folio revealed that there is a steep slope several hundred feet to the southeast. There are no other sensitive areas near or around the site.

A review of the SWM Drainage Investigation Reports showed there were not any Drainage Complaints on or near the site.

#### **Task 3 – Field Inspection**

##### **Upstream basin**

The upstream basin extends east and southeast of the site. See the Upstream Drainage Map Section for a map defining the area.

##### **Downstream Basin**

The downstream flowpath and basin is described in the following section. During the field section, no problems seemed to exist in the basin. See the Downstream Drainage Map Section for a map defining the area.

#### **Task 4 – Drainage System Description**

##### **Downstream Basin**

##### **Flowpath 1**

The stormwater runoff for Flowpath 1 leaves the site (Point A) at the northwest property corner and sheetflows west approximately 530 feet to a catchbasin (Point B) at the corner of SE 4<sup>th</sup> Place and SE Bush Street. Then flows south in a 12-inch pipe approximately 140 and enters a catchbasin (Point C). Water turns west under SE Croston LN in a 15-inch CMP for 555 feet before entering another catchbasin (Point D). Water flows west for 20 feet in a 15-inch Concrete Pipe and enters a catchbasin (Point E) before crossing 2<sup>nd</sup> Ave SE in 51 feet in a 15-inch CMP to a catchbasin (Point F). The water continues to flow west for another 133 feet in a 15-inch Concrete Pipe to another catchbasin (Point G) before continuing for another 43 feet in a 15-inch Concrete Pipe to another catchbasin (Point H) before flowing southwest in a 15-inch ADS Pipe for 56 feet and discharging into a detention swale (Point I). The downstream flow does not travel beyond this point after 1,428 feet. Thus, the downstream analysis is complete.

#### **Task 5 – Mitigation of Existing or Potential Problems**

The project does not seem to have an existing or potential problem. This project will not create a significant impact to the downstream conveyance system.

## **QUAD, SOILS, AND VICINITY MAPS**



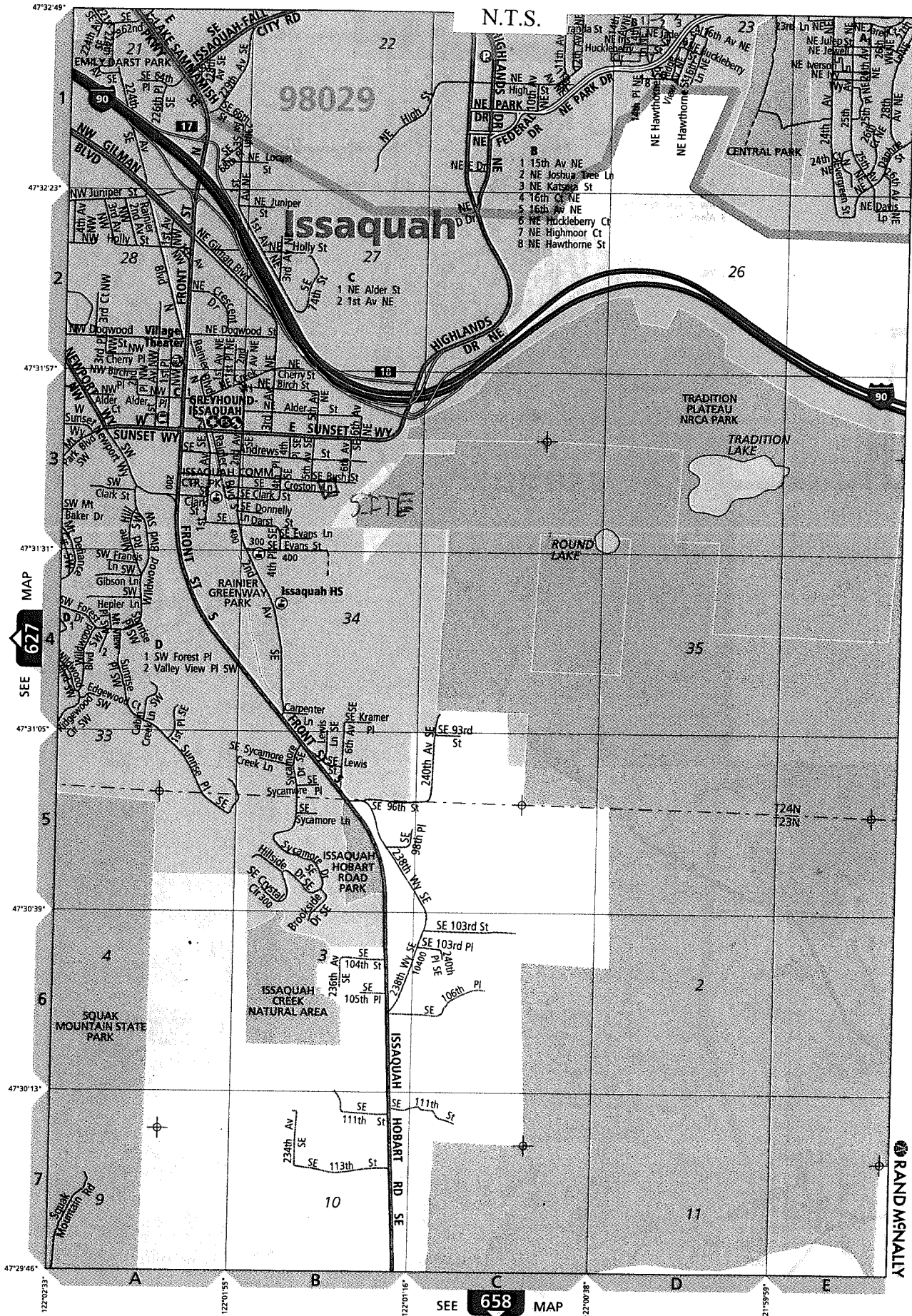
VICINITY MAP

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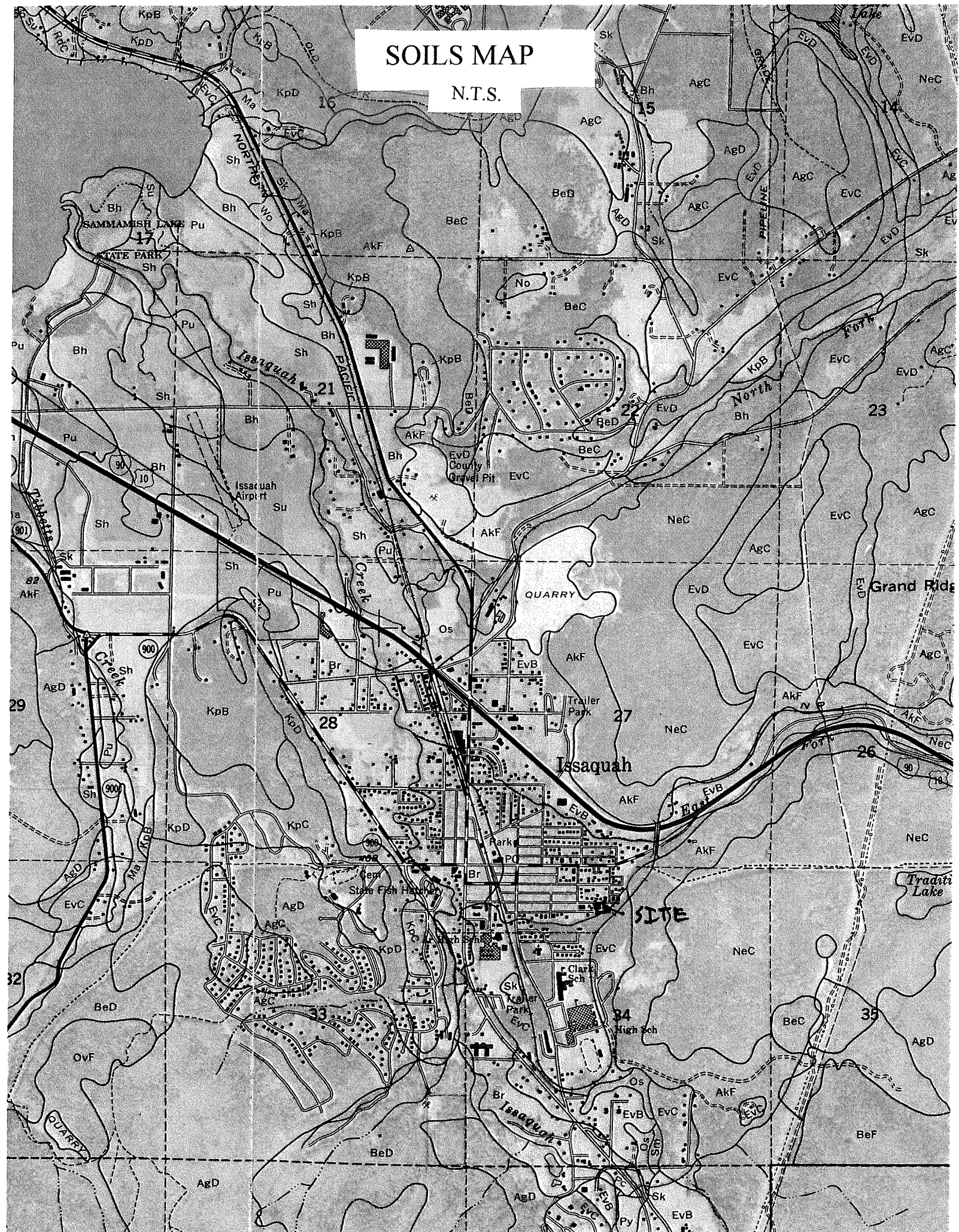
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# SOILS MAP

N.T.S.







# QUAD MAP

N.T.S.

LAKE SAMMAMISH

STATE PARK

Picnic Area

Shop

Landing Strip

Gaging Station

Race Track

Goodes Corner

NEWPORT

Creek

Issaquah Valley Sch

Issaquah

W. T. S. Jr. High Sch

St. John's Church

High Sch

Clark Sch

Water Range

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ISSAQUAH

SITE

Tradition Lake

Round Lake

ISSAQUAH MOUNTAIN STATE PARK

NATURAL AREA

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972 2'30"

973

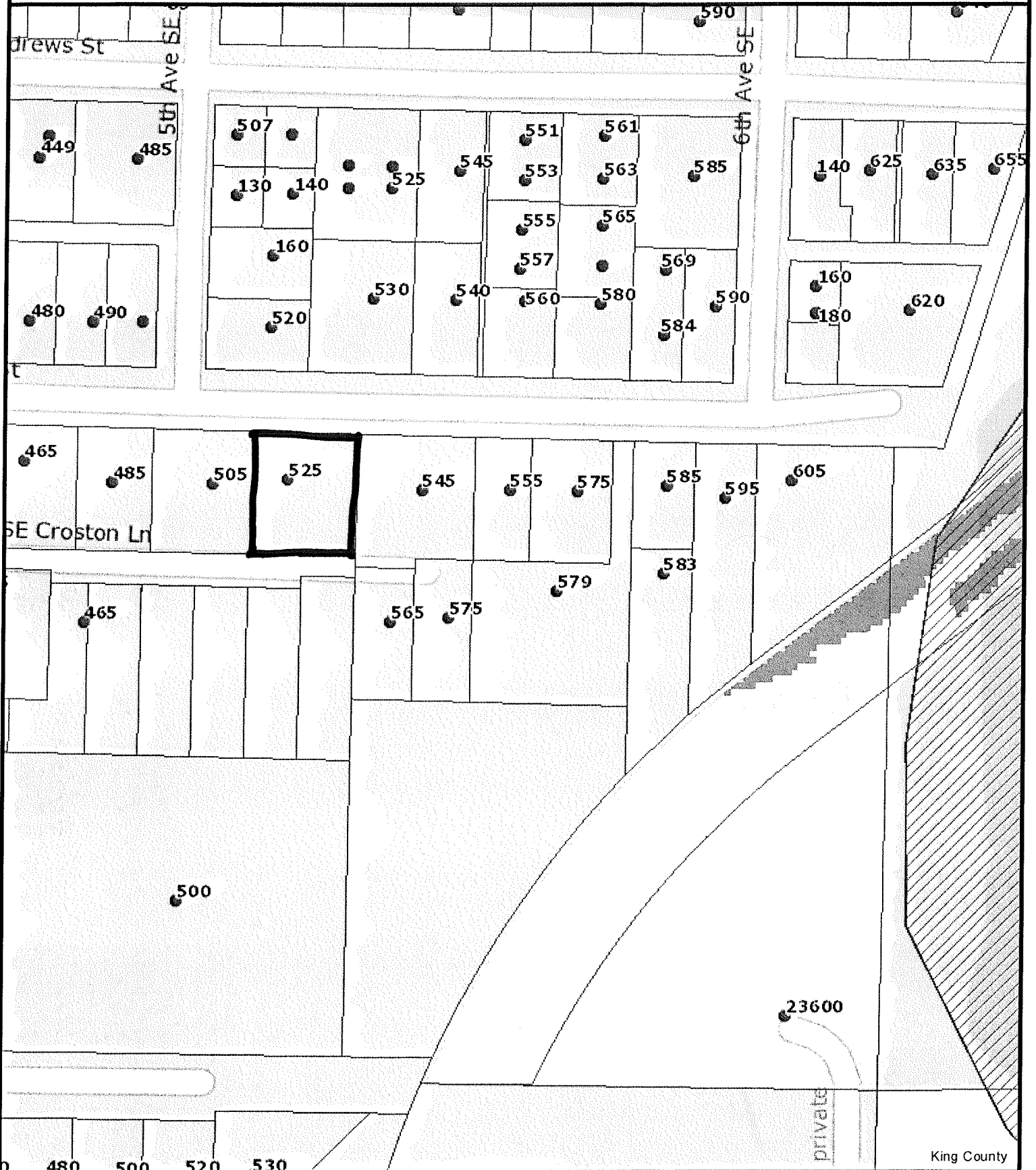
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## **1990 SENSITIVE AREA FOLIO MAPS**

# LANDSLIDE HAZARD MAP



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Date: 9/1/2017

Notes:

# WETLAND MAP



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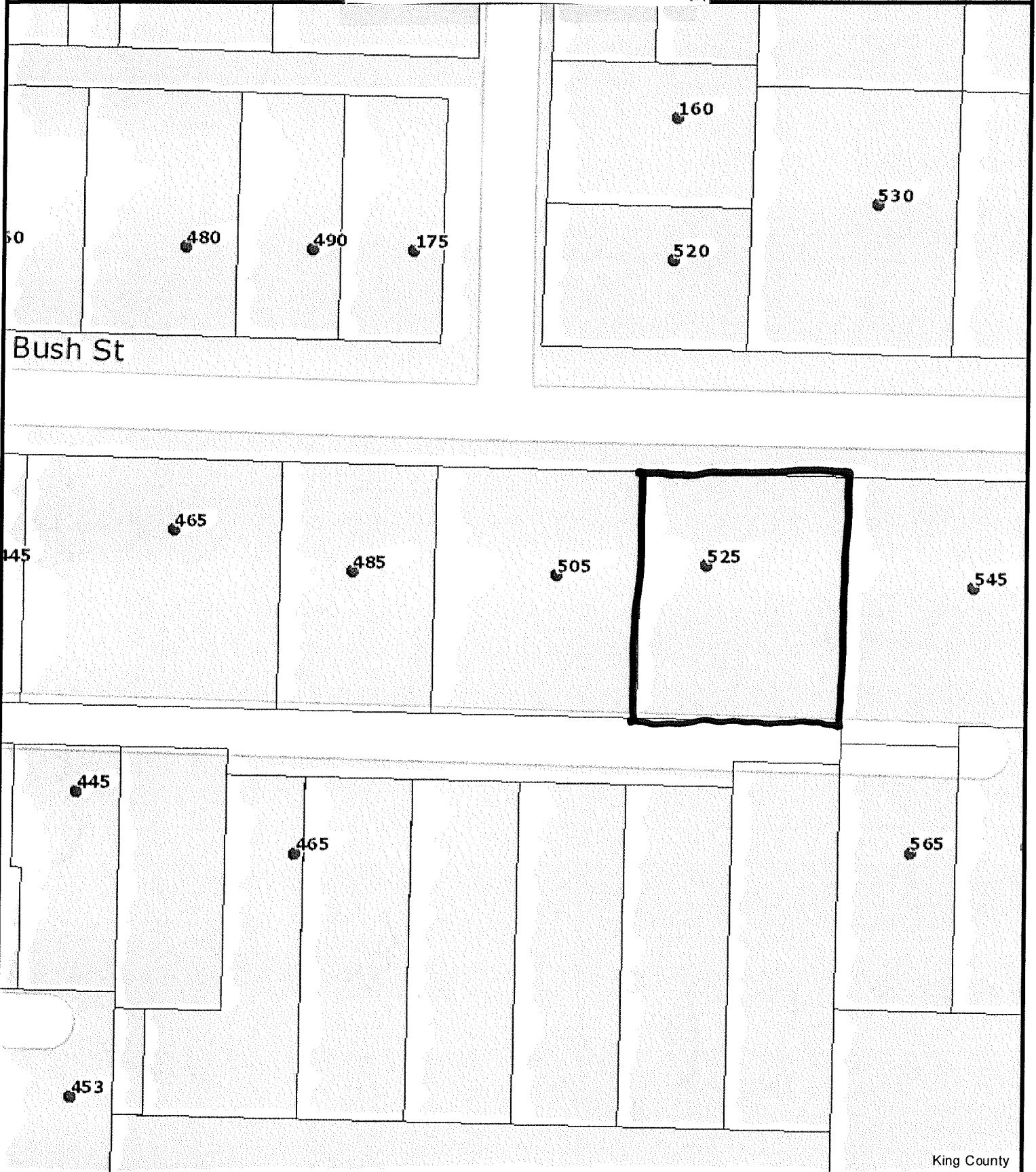
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# SEISMIC MAP



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# EROSION MAP



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# COAL MINE HAZARD MAP



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# STREAM MAP



King County

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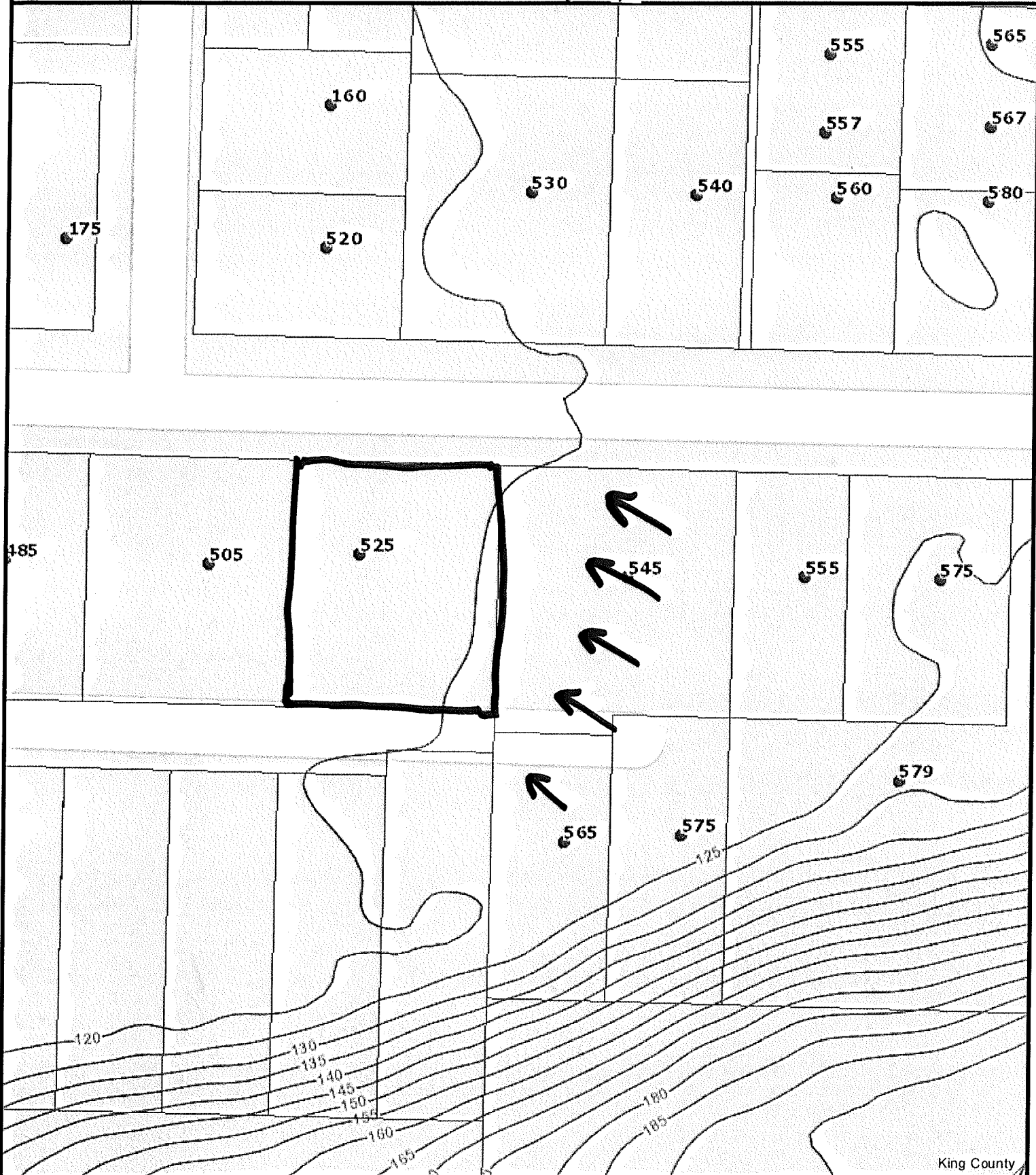
 **King County**  
**GIS CENTER**

Date: 9/1/2017

Notes:

## **UPSTREAM DRAINAGE MAPS**

# UPSTREAM DRAINAGE BASIN



King County

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Date: 9/1/2017

Notes:



**King County**  
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## **DOWNSTREAM DRAINAGE MAPS**



# King County iMap



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Date: 8/31/2017

Notes:



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King County

## **OFF-SITE ANALYSIS DRAINAGE SYSTEM TABLE**

# **OFF-SITE ANALYSIS DRAINAGE SYSTEM TABLE** **SURFACE WATER DESIGN MANUAL, CORE REQUIREMENT #2**

**Basin:** Issaquah Creek – Flowpath 1

**Subbasin Name:**

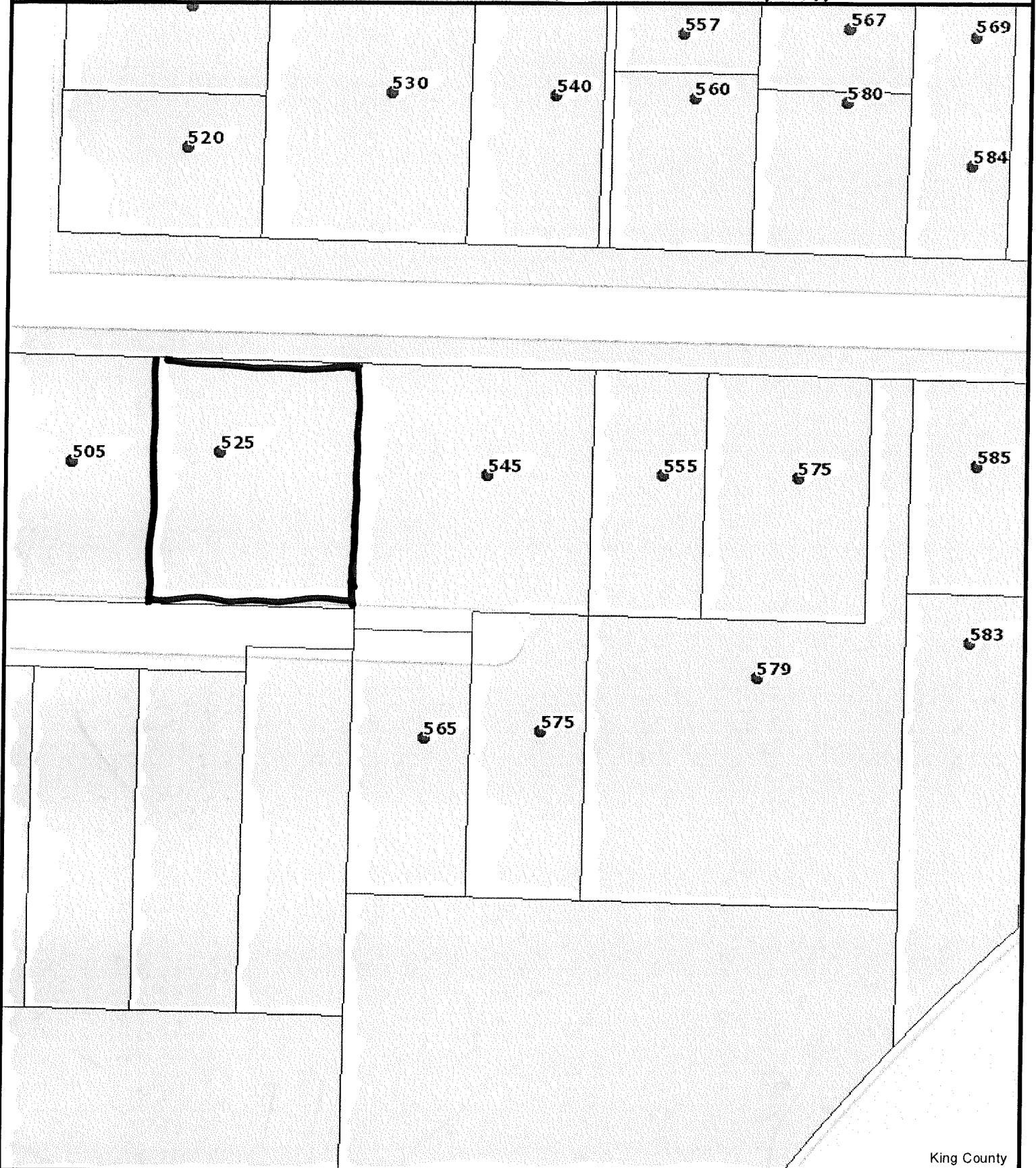
**Subbasin Number:**

Symbol	Drainage Component Type, Name, and Size	Drainage Component Description	Slope	Distance from site discharge	Existing Problems	Potential Problems	Observations of field inspector, resource reviewer, or resident
see map	Type: sheet flow, swale, stream, channel, pipe, pond; Size: diameter, surface area	drainage basin, vegetation, cover, depth, type of sensitive area, volume	%	¼ mi = 1,320 ft.	constrictions, under capacity, ponding, overtopping, flooding, habitat or organism destruction, scouring, bank sloughing, sedimentation, incision, other erosion		tributary area, likelihood of problem, overflow pathways, potential impacts
A	Site Discharge			0	None observed	None	Looked in good condition
A-B	Sheet Flow	From property corner Along southern edge of SE Bush Street.	1-2%	0' - 530'	None observed	None	Looked in good condition
B-C	12" DI Pipe	Pipe Flow	1-5%	530'-670'	None observed	None	Looked in good condition
C-D	15" CMP	Pipe Flow	1-5%	670'-1225'	None observed	None	Looked in good condition
D-E	15" CMP	Pipe Flow	1-5%	1225'-1245'	None observed	None	Looked in good condition
H-I	15" CMP	Pipe Flow	1-5%	1245'-1296'	None observed	None	Looked in good condition
I-J	15" Conc. Pipe	Pipe Flow	1-5%	1296'-1329'	None observed	None	Looked in good condition
J-K	15" Conc. Pipe	Pipe Flow	1-5%	1329'-1372'	None observed	None	Looked in good condition
K-L	15" ADS Pipe	Pipe Flow	1-5%	1372'-1428'	None observed	None	Looked in good condition
L	Swale	End of Downstream		1264'			



## **DRAINAGE COMPLAINTS**

# DRAINAGE COMPLAINTS



King County

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Date: 9/1/2017

Notes:



**King County**  
**GIS CENTER**

#### **Section IV: Permanent Stormwater Control Plan**

The project proposes Short Platting the 12,000 sf Lot into two 6,000 sf Lots and adding a new residence to the second Lot. Per the City of Issaquah zoning code the site is allowed 50 percent impervious lot coverage, so therefore the maximum allowed impervious area is 3,000 sf per Lot. We will be keeping the existing house on Lot 1 adding two new 20 feet by 9 feet parking stalls will be added off Croston Lane. This amounts to an additional 180 sf of new/replaced impervious on Lot 1. Lot 2 will have a maximum of 3,000 sf on new/replaced impervious. The existing 1,992 sf gravel driveway will be removed.

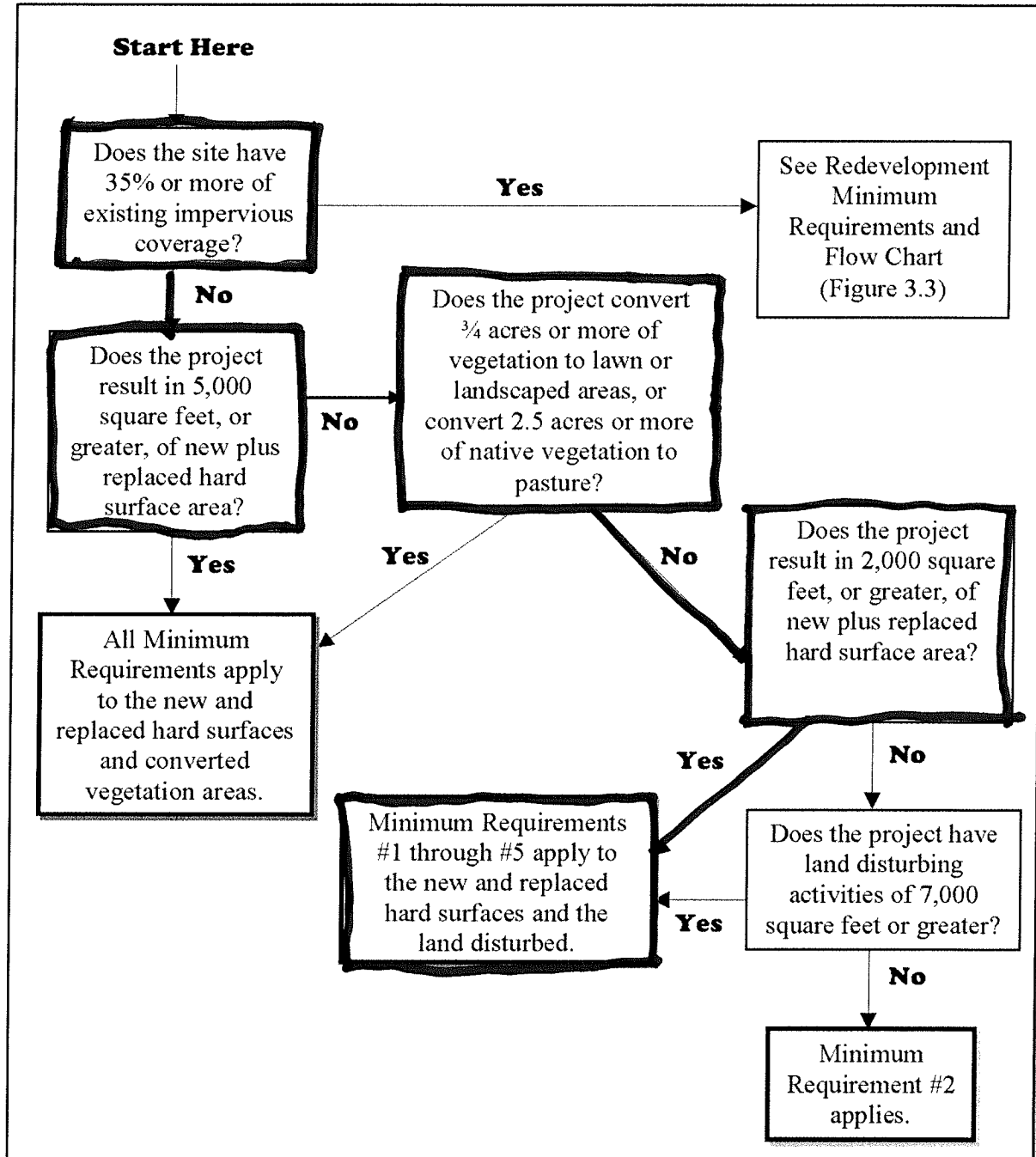
Since the soils are conclusive for infiltration we will be using infiltration trenches or drywells . The facilities will be designed per the 2017 City of Issaquah Addendum and the 2014 Amended Department of Ecology Manual

Per Table 1-1, since we are New Development and creating between 2,000 and 5,000 sf of new plus replaced hard surface (3,180 sf) we are required to use Minimum requirements 1-5.

Per Table 1-5, we will be using the following order of BMP's

- |                                |   |
|--------------------------------|---|
| Lawn/Landscape Areas:          | 1) BMP's T5.13, Post –Construction Soil Quality and Depth,                                    |
| Roof:                          | 2a) Since full dispersion is not possible, we are using Full Infiltration System (BMP T5.10A) |
| Other Hard Surfaces            | 3a) Full Dispersion is not feasible   |
| (e.g, parking lots, sidewalks) | 3b) We will be using Permeable Pavement (BMP T5.15), or a Rain Garden (BMP T5.14A)            |

Figure 2.3. Flow Chart for Determining Requirements for New Development



**Table 1-1 PROJECT SCREENING FOR STORMWATER REVIEW**

Table 1-1 PROJECT SCREENING FOR STORMWATER REVIEW						
Project Type <sup>b</sup>	Screening Thresholds <sup>a</sup>		Minimum Requirements <sup>a</sup>			
	Hard Surfaces	Land Clearing	MR #1-5	MR #6-9	Stormwater Facility/Target Surfaces <sup>d</sup>	Pre-Dev Cond.
1. TESC Only	<2000 SF new plus replaced hard surfaces	<7000 SF land disturbance				
2. New Development – All projects <sup>c</sup>	2000-5000 SF new plus replaced hard surfaces	7000-32,670 SF land disturbance	✓		--	--
	>5000 SF new plus replaced hard surfaces	>32,670 SF land disturbance	✓	✓	New and replaced hard surfaces	Forested
3a. Redevelopment - Value of proposed improvements is <50% of value of existing site improvements <sup>c</sup>	2000-5000 SF new plus replaced hard surfaces	7000-32,670 SF land disturbance	✓		--	--
	>5000 SF new plus replaced hard surfaces	>32,670 SF land disturbance	✓	✓	New hard surfaces only	Forested
3b. Redevelopment - Value of proposed improvements is >50% of value of existing site improvements <sup>c</sup>	2000-5000 SF new plus replaced hard surfaces	7000-32,670 SF land disturbance	✓		--	--
	>5000 SF new plus replaced hard surfaces	>32,670 SF land disturbance	✓	✓	New and replaced hard surfaces	Forested
4a. Transportation redevelopment - New hard surfaces add <50% to existing hard surfaces	2000-5000 SF new plus replaced hard surfaces	7000-32,670 SF land disturbance	✓		--	--
	>5000 SF new plus replaced hard surfaces	>32,670 SF land disturbance	✓	✓	New hard surfaces only	Forested
4b. Transportation redevelopment - New hard surfaces add >50% to existing hard surfaces	2000-5000 SF new plus replaced hard surfaces	7000-32,670 SF land disturbance	✓		--	--
	>5000 SF new plus replaced hard surfaces	>32,670 SF land disturbance	✓	✓	New and replaced hard surfaces	Forested
5. Central Issaquah Alternative Flow Control Area (see Figure 2-5) – All projects	2000-5000 SF new plus replaced hard surfaces	7000-32,670 SF land disturbance	✓		--	--
	>5000 SF new plus replaced hard surfaces	>32,670 SF land disturbance	✓	✓	New hard surfaces only	Existing

See Chapter 2 for requirements following the flowchart at: E

<sup>a</sup>See Chapter 2 for requirements, following the flow charts in Figures 2-4 and 2-4 and referring to Minimum Requirements for specific criteria.  
<sup>b</sup>See Chapter 2.1 for additional exemptions.

<sup>c</sup>New Development are sites with <35% existing impervious coverage; Redevelopment are sites with >35% existing impervious coverage.

<sup>d</sup>Stormwater Facility Target Surfaces: for flow control and water quality treatment. Onsite Stormwater BMPs required under MR #5.

**TABLE 1-5 REQUIREMENTS FOR ON-SITE STORMWATER BMPs (MR#5)**

Surface	How Evaluated	BMPs to be Evaluated for Feasibility		General Criteria <sup>a</sup>
		Projects that trigger MR#1-MR#5	Projects that Trigger MR#6-MR#9	
Lawn/ Landscaped Areas	Required in all projects.	1. Post-Construction Soil Quality and Depth (BMP T5.13; IMC 18.12.140)		De-compact and add topsoil meeting pH and organic criteria to depth of 8 inches.
Roofs	Use BMPs that are determined to be feasible, evaluated in order listed, until full BMP criteria is met.	2a. Full Dispersion (BMP T5.30), <u>or</u> Downspout Full Infiltration Systems (BMP T5.10A).		Full dispersion requires large native growth area: 6.5 times area of roof draining to it. Downspout infiltration requires less area but is subject to soil conditions.
		2b. Rain Gardens (BMP T5.14A), <u>or</u> Bioretention.	Same as MR#1-MR#5 except Bioretention in place of rain gardens.	Area of rain garden or bioretention to be 5% of roof area draining to it, at depth of 6-12 inches. Bioretention adds engineering criteria on design infiltration rate.
		2c. Downspout Dispersion Systems (BMP T5.10B)		Used if dispersion area is moderate (25-50 ft length) using splash blocks or gravel-filled trenches
		2d. Perforated Stub-out Connections (BMP T5.10C)		Used if dispersion area is minimal (<25 ft length) using perforated pipe in 24" wide gravel trench
		3a. Full Dispersion (BMP T5.30)		Full Dispersion: see #2a above.
Other Hard Surfaces (e.g., parking lots, sidewalks)	Use BMPs that are determined to be feasible, evaluated in order listed, until full BMP criteria is met.	3b. Permeable pavement (BMP T5.15), <u>or</u> Rain Gardens (BMP T5.14A)	Same as MR#1-MR#5 except Bioretention in place of rain gardens.	Permeable pavement: All surfaces, except high use, roads >400 ADT, and other infeasibility criteria. Rain gardens/bioretention: see #2b above.
		3c. Sheet Flow Dispersion (BMP T5.12), <u>or</u> Concentrated Flow Dispersion (BMP T5.11)		Sheet flow: min 10 ft or larger vegetated buffer next to parking lot or road. Concentrated flow dispersion requires 50 ft flow path and is limited to 700 sf of hard surface.

<sup>a</sup> This is a generalized summary only, and does not reflect the BMP infeasibility criteria or competing needs assessment that may apply to the project and site. See BMP sheets in Ecology Manual for complete criteria.

## **Section V: Construction Stormwater Pollution Prevention Plan**

A CSWPPP plan will be prepared with Site Work Permit

## **Section VI: Special Reports and Studies**

Geotechnical Engineering by South Fork Geosciences, Inc. dated October 6, 2016



# SOUTH FORK GEOSCIENCES, PLLC

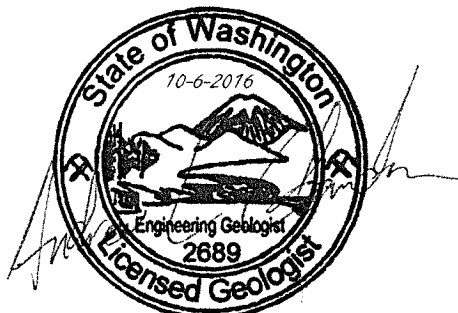
## DAILY FIELD REPORT

Page 1 of 1

Client:	Croston, LLC	Project:	525 Bush Street	Date:	10-6-2016
Address:	22946 SE 53 <sup>rd</sup> Street Issaquah, WA 98029	Project #:	16047	Weather:	Cloudy, 60's
Attention:	Ted Jenneskens	Permit #:	N/A	Report #:	1
Distribution:	Ted Jenneskens	Location:	525 Bush Street, Issaquah, WA 98027		
Municipality:	City of Issaquah	General Contractor:	Croston, LLC		
		Earthwork Contractor:			
		Engineer/Architect:			

South Fork Geosciences was onsite today at the request of Ted Jenneskens to evaluate the site soils for feasibility for stormwater infiltration. Prior to our arrival, an exploration pit had been dug which was located approximately 20 feet west and 25 feet south of the northeast property corner. This exploration pit was approximately 7 feet deep below the adjacent ground surface. The uppermost 1 foot of soil was consisted of brown silty sand with organics and roots present, which we interpret to be weathered soils and possibly fill. From 1 to 7 feet, the soil was a medium dense, damp, brown to light brown GRAVEL with medium to coarse sand, trace silt, occasional cobbles (GW). We interpret these soils to be native alluvial fan deposits (Qf) and this interpretation is consistent with current geologic mapping of the area (USGS Scientific Investigations Map 3211, Booth et al, 2012).

It is our understanding that the proposed development of the property will include dividing the property into 2 lots and construction of a new home. We presume that the infiltration facilities to receive stormwater generated from new impervious surfaces will be designed using "Appendix C Small Project Drainage Requirements" of the 2009 King County Surface Water Design Manual (KCSWDM). The receptor soils should be classified as "coarse sands and cobbles" for the sake of the prescriptive designs in the KCSWDM. Utilizing the standard details from Appendix C of the KCSWDM, infiltration trenches in these soils may be designed for 20 lineal feet per 1,000 square feet of impervious surface served and infiltration drywells may be designed using a 60 cubic foot volume of gravel per 1,000 square feet of impervious surface served.



Andrew L. Glandon

Andrew L. Glandon, LEG, CPESC  
Engineering Geologist/Owner

**SOUTH FORK GEOSCIENCES, PLLC**  
PO Box 1275  
NORTH BEND, WA 98045  
425-831-2023 | [ANDREW@SFGEO.COM](mailto:ANDREW@SFGEO.COM)



Field Representative:

*Andrew L. Glandon, LEG, CPESC*

## **Section VII: Other Permits**

Building Permit

Site Work Permit

**Section VIII: Operation and Maintenance Manual**

See Attached

**Section IX: Bond Quantity Worksheet**

A Bond Quantity Worksheet will be provided during the Site Work Permit

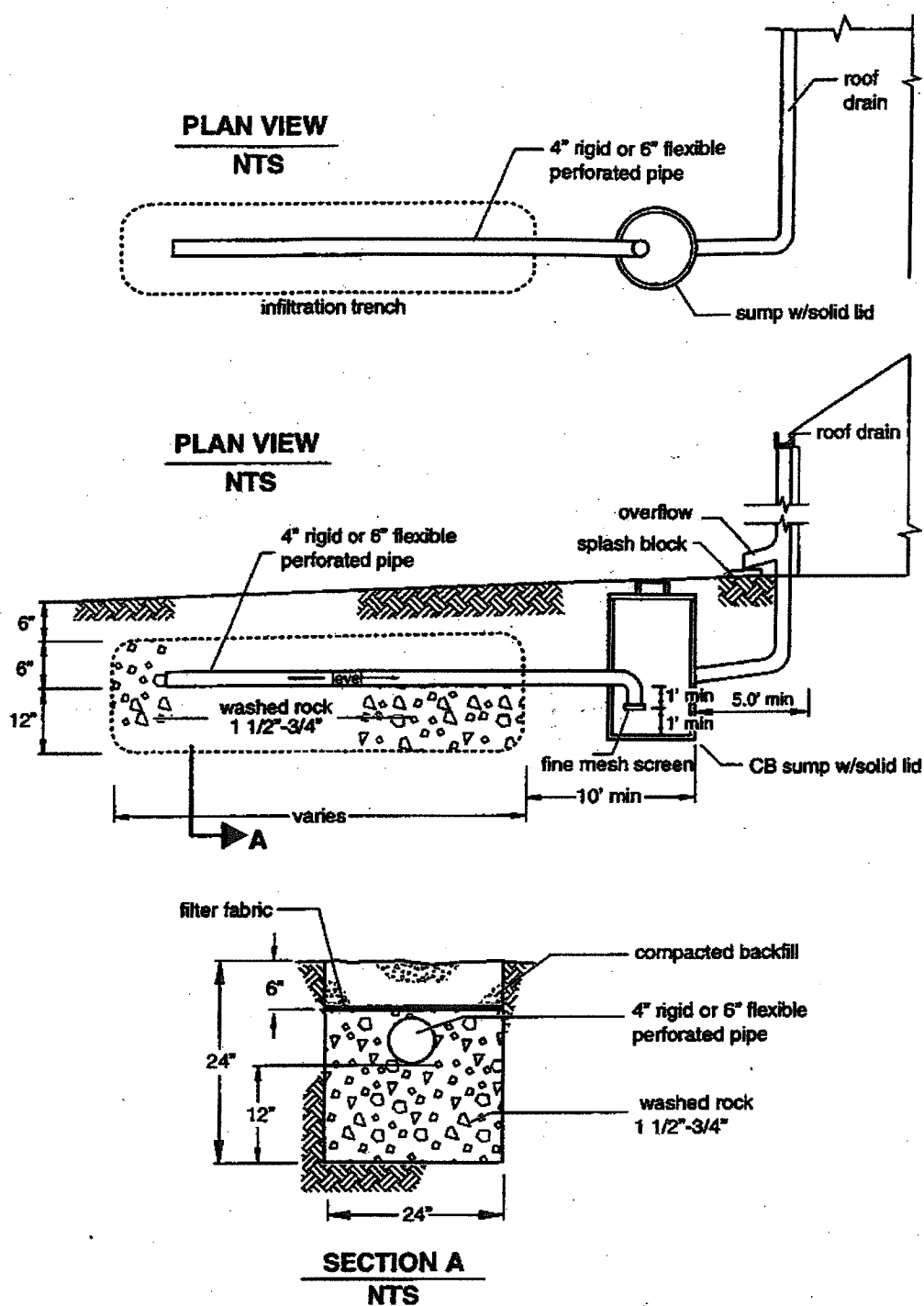


Figure 3.1.2 - Typical Downspout Infiltration Trench

Source: King County

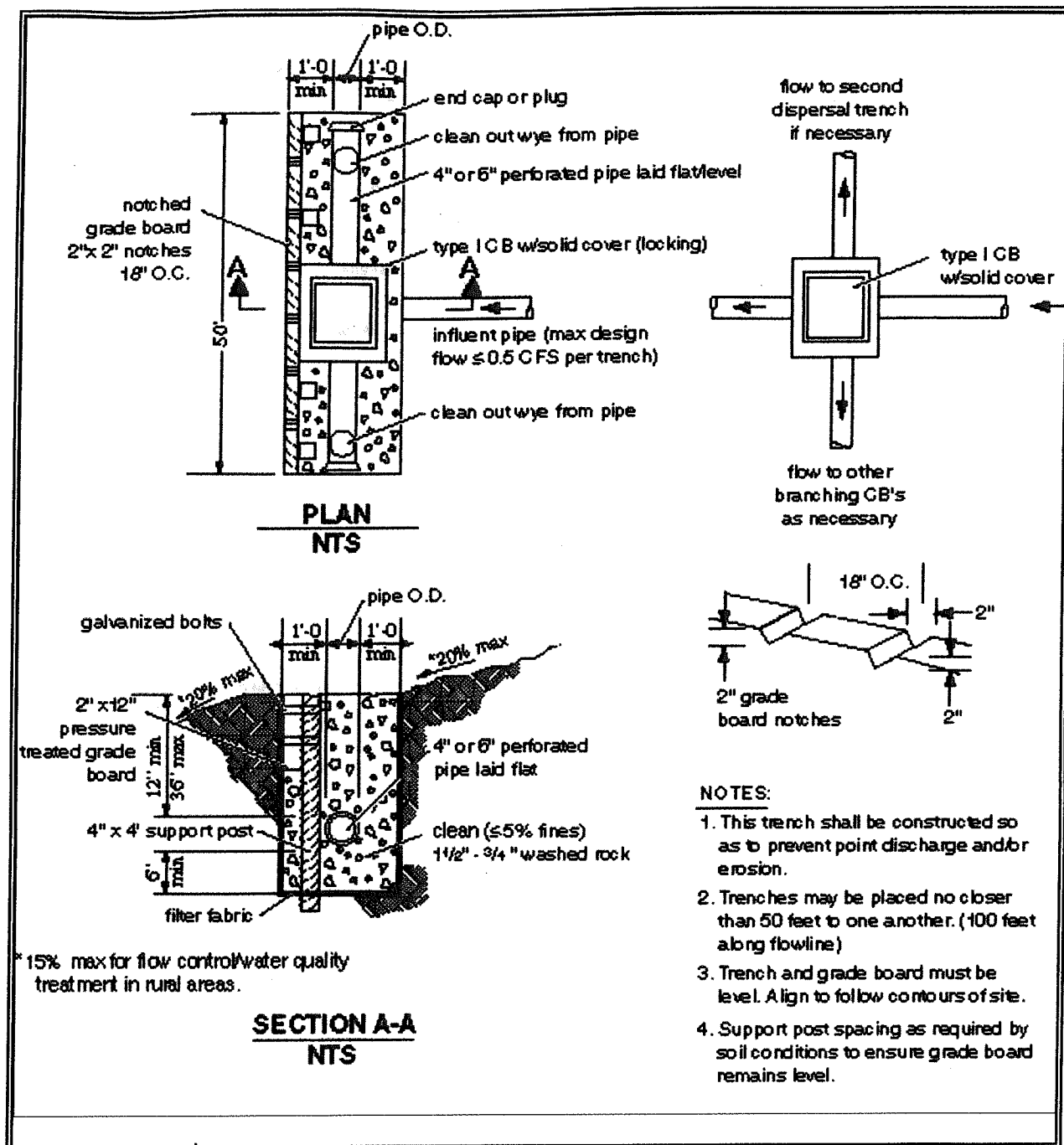


Figure 3.1.6 - Standard Dispersion Trench with Notched Grade Board

# Old Republic Title, Ltd.

## PLAT CERTIFICATE

Order No.: 5207147279

Date: May 16, 2017 at 8:00 a.m.

Fee : \$ 300.00

Sales Tax: \$ 31.20

Total: \$ 331.20

**FOR INFORMATION AND ASSISTANCE ON THIS TITLE ORDER CONTACT: LYNNWOOD OFFICE:**

Residential Title Unit

Email: title.wa@ortc.com

Telephone: (425) 776-4305

Fax: (425) 776-3350

**Our staff can assist you with properties in King, Pierce and Snohomish Counties**

Reference: Jenneskens

TO: TED JENNESKENS

22946 SE 3RD ST

ISSAQUAH, WA 98029

Ladies/Gentlemen:

In the matter of the plat submitted for your approval, the Company (Old Republic National Title Insurance Company) has examined the records of the County Auditor and County Clerk of King County, Washington, and the records of the Clerk of the United States Courts holding terms in said County and from such examination hereby certifies that the title to the following described land, Situate in said County, to-wit:

Vested in:

TED JENNESKENS and GINA JENNESKENS, husband and wife

Legal Description:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

FOR SPECIAL EXCEPTIONS, SEE ATTACHED:

Order Number 5207147279

**EXHIBIT "A"**

That portion of the Northeast quarter of the Northwest quarter of Section 34, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a Point 696 feet East of the Northeast corner of Block 11, TOWN OF ENGLEWOOD, according to the plat thereof recorded in Volume 2 of Plats, page 131, records of King County, Washington;

THENCE East, 100 feet;

THENCE South, 120 feet;

THENCE West, 100 feet;

THENCE North, 120 feet to the Point of Beginning.

SITUATE in the County of King, State of Washington.

**END OF EXHIBIT "A"**



**SPECIAL EXCEPTIONS:**

1. Rights of parties in possession and claims that may be asserted under unrecorded instruments, if any.

2. Terms and provisions as contained in an instrument,

Entitled : Warranty Deed  
Executed By : F.A. Wold and Amelia Wold, husband and wife  
Recorded : June 10, 1904 in Volume 394 of Deeds, Page 622 under Recording Number 300252

Which, among other things, provides: Reservation of coal rights.

No examination has been made as to the present ownership or encumbrances of the reserved mineral estate.

3. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : Puget Sound Power and Light Company  
For : The right to install, maintain, replace, remove and use an electric line consisting of anchor and guy  
Dated : April 12, 1967  
Recorded : May 1, 1967 in Official Records under Recording Number 6169434  
Affects : The Northwesterly portion of property herein described

4. Matters as contained or referred to in an instrument,

Entitled : Survey  
Recorded : February 21, 2014 in Official Records under Recording Number 20140221900011

5. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Granted To : City of Issaquah, a municipal corporation  
For : Water line  
Dated : March 10, 2017  
Recorded : April 12, 2017 in Official Records under Recording Number 20170412000528  
Affects : East 15 feet

6. GENERAL TAXES, PLUS INTEREST AND PENALTY AFTER DELINQUENT; 1ST HALF DELINQUENT ON MAY 1; 2ND HALF DELINQUENT ON NOVEMBER 1:

Year	:	2017
Amount Billed	:	\$4,777.98
Amount Paid	:	\$2,388.99
Tax Account No.	:	342406-9013-02
Levy Code	:	1400

Assessed Valuation

Land	:	\$440,000.00
Improvements	:	\$41,000.00

7. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Recorded	:	January 30, 2015 in Official Records under Recording Number 20150130000986
----------	---	---

NOTE 1 :

The liability of the Company under this Plat Certificate shall be limited to the amount of actual loss sustained by the addressee because of reliance upon the information set forth herein, but in no event shall such liability exceed the fee paid for this Plat Certificate.

cm/RG



When Recorded Return to:  
 Ted and Gina Jenneskens  
 22946 SE 53<sup>rd</sup> Street  
 Issaquah, WA 98029



**20150130000986**

OLD REPUBLIC T D 73.00  
 PAGE-001 OF 002  
 01/30/2015 13:23  
 KING COUNTY, WA

**E2711903**

01/30/2015 13:10  
 KING COUNTY, WA  
 TAX \$5,680.00  
 SALE \$375,000.00

PAGE-001 OF 001

Filed for Record at Request of:  
 Old Republic Title

OLD REPUBLIC TITLE LTD

### PERSONAL REPRESENTATIVE'S DEED

**Grantor:** Alan E. Erickson, Personal Representative of the Estate of Camilla Erickson

**Grantee:** Ted Jenneskens and Gina Jenneskens, husband and wife

**Abbreviated Legal:** Portion of the NE ¼ of NW ¼, Sec 34, Twp 24 N, Rge 6 E, King County

**Parcel Numbers:** 342406-9013-02

**1. Grantor.** I, **ALAN E. ERICKSON**, am the duly appointed, qualified, and acting **Personal Representative of the Estate of Camilla Erickson**, deceased, King County, Washington, Superior Court Case No. 12-4-00287-5 SEA.

**2. Grantee.** The Grantee is **TED JENNESKENS and GINA JENNESKENS**, husband and wife.

**3. Decedent's Estate.** Decedent **CAMILLA ERICKSON**, died testate on January 5, 2012. On January 12, 2012, Decedent's *Last Will and Testament of Camilla Erickson* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

**4. Conveyance of Decedent's Interest.** Grantor, for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand, conveys, grants and quitclaims to **TED JENNESKENS and GINA JENNESKENS, husband and wife**, all interest in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at her death, in the following described real property located in County of King, City of Issaquah, State of Washington, and described as follows:

APN: 342406-9013-02

Personal Representative's Deed  
Page 2

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH; RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE East, 100 feet;  
THENCE South, 120 feet;  
THENCE West, 100 feet;  
THENCE North, 120 feet to the Point of Beginning.

SITUATE in the County of King, State of Washington.

Property Address: 525 Southeast Bush Street, Issaquah, WA 98027

Tax Account Nos. 342406-9013-02

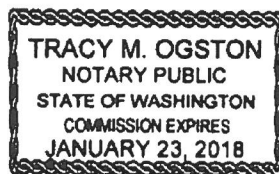
*Alan E. Erickson, personal representative for the  
Estate of Camilla Erickson, deceased*

*Alan E. Erickson* P.R.  
By: ALAN E. ERICKSON, Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that **ALAN E. ERICKSON** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the **Personal Representative of The Estate of Camilla Erickson**, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1.27-15



*Tracy M. Ogston*  
Notary name printed or typed: Tracy M. Ogston  
Notary Public in and for the State of Washington  
Residing at: Seattle  
My appointment expires on: 1.23-18

# WARRANTY DEED

*[Handwritten notes at bottom of page:]*

- To VPP*
- 7-20-68*
- A. D. 100 / 13*
- 11/19/88*

6169434

Date Apr. 1 12 1967

The undersigned, GESINE A. BEGG, a minor,  
grants to KING COUNTY POWER & LIGHT COMPANY, the right to install, maintain, replace, remove and use an electric line,  
including all necessary poles, anchors, wires and fixtures, and to keep this line free of interference from trees or other growth  
on the following property situated in the County of King, State of Washington:

The north 3 feet of the west 5 feet of the south 120 feet of the  
north 790 feet of the east 100 feet of the west 796 feet of the  
Northeast 1/4 of the Northwest 1/4 of Section 34, Township 24 North,  
Range 6 East, W.M.

SALES TAX LIEN  
PAID

MAY - 1 1967

M. J. R. WILLIAMS  
KING COUNTY TREASURER

BY [Signature]  
AFF. NO. E678118

anchor and guy

The ~~center line~~ electric line to be located as now staked across said property at within the 3' x 5' strip  
described above.

The Company shall have access for the purposes stated and shall be responsible for damage caused by negligence of the  
Company. These terms shall be binding upon the successors and assigns of the respective parties.

Gesine A. Begg

Witness

STATE OF WASHINGTON

COUNTY OF King

On this day personally appeared before me Gesine A. Begg  
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that  
She signed the same as free free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of April, 1967.

STATE OF WASHINGTON

COUNTY OF

[Signature]  
Notary Public in and for the State of Washington,  
residing at Seattle

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me, the undersigned, personally appeared

and

to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_

\_\_\_\_\_ the corporation that executed the foregoing  
instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses  
and purposes therein mentioned, and on both stated that \_\_\_\_\_ authorized to execute the said instrument and  
that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,

residing at \_\_\_\_\_

BASEMENT - FRONT  
(786 25-7-66)

H-48735  
DR 9135





After Recording return to:  
Development Services Department  
City of Issaquah  
P.O. Box 1307  
Issaquah WA 98027



## EASEMENT

EXCISE TAX NOT REQUIRED

King Co. Recorder Division

By: [Signature], Deputy

IN CONSIDERATION of benefits to accrue to the Grantors herein by reason of the construction and establishment of a Water Line, the undersigned, Ted Jenneskens and Gina Jenneskens, hereby grant to the City of Issaquah, a municipal corporation, a permanent easement for the installation, operation, and maintenance of a Water Line over, across, through and below the following described property, and the further right to remove trees, bushes, undergrowth and other obstructions and interfering with the location, construction, and maintenance of said Water Line.

The easement and right-of-way hereby granted is located within the City of Issaquah, Washington, and is more particularly described as follows:

NE 1/4 of the NW 1/4 of Section 34, Tans  
SEE EXHIBIT A  
Township 24 N., Range 6 E., W.M  
Parcel # - 342406-9013

The City agrees to restore to substantially the original condition such improvements as are disturbed during the construction, maintenance, and repair of said Water Line; provided, the Grantors, their heirs or assigns shall not construct any permanent structure over, upon, or within the permanent easement.

The burdens of this Easement shall be binding upon the owner of the Easement Area and its successors and assigns as owner of the Easement Area, and shall run as covenants with the land. The benefits of this Easement shall inure to the Grantor and the Grantee as provided herein.

DATED this 10th day of March, 20 17.

GRANTOR:

[Signature]  
Gina Jenneskens

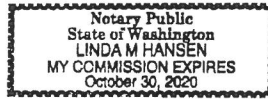
GRANTEE:

[Signature]

STATE OF WASHINGTON )  
 )  
 COUNTY OF KING ) SS.

I certify that I know or have satisfactory evidence that Ted Jenneskens + Gina Jenneskens signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 10th day of March, 2017.



NOTARY PUBLIC in and for the State of  
 Washington, residing at Newcastle  
 My appointment expires October 30, 2020  
 Print Name Linda Hansen  
Linda Hansen

STATE OF WASHINGTON )  
 )  
 COUNTY OF KING ) SS.

I certify that I know or have satisfactory evidence that Sheldon Lynne signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Public Works Director of the City to be the free and voluntary act and deed of the said City for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

DATED this 22nd day of March, 2017.



NOTARY PUBLIC in and for the State of  
 Washington, residing at Issaquah  
 My appointment expires 3-13-21  
 Print Name Pamela J Fox  
Pamela J Fox

**EXHIBIT A**

**LEGAL DESCRIPTION**

THE EAST 15.00 FEET TO THE FOLLOWING DESCRIBED PARCEL;

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF  
ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131,  
RECORDS OF KING COUNTY, WASHINGTON.

THENCE EAST, 100 FEET;

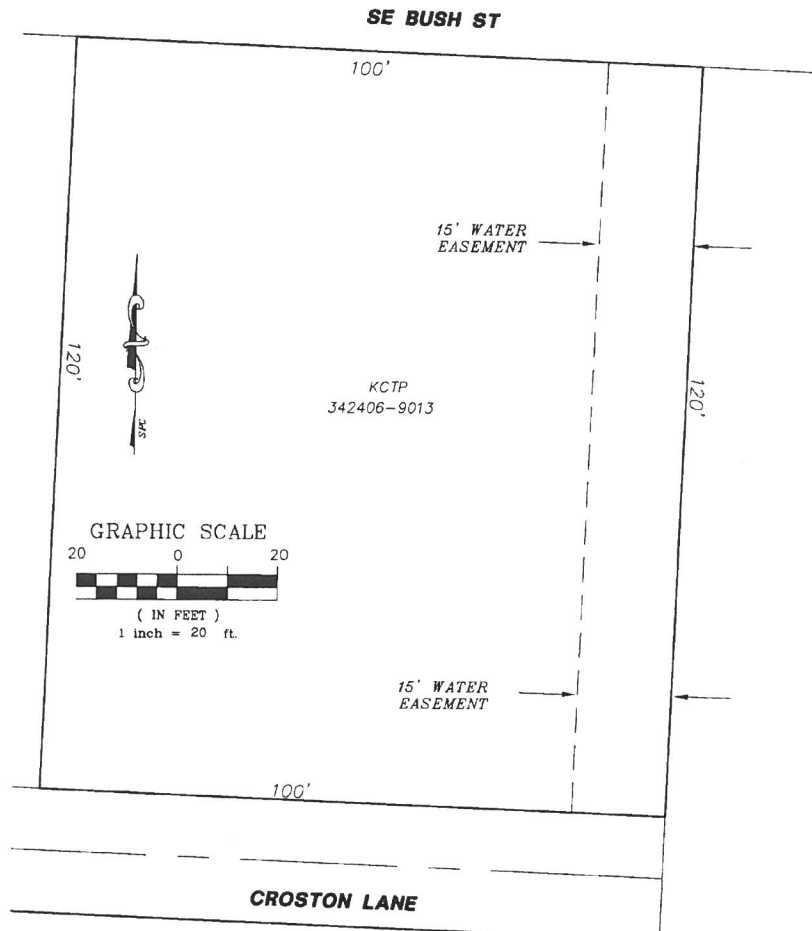
THENCE SOUTH, 120 FEET;

THENCE WEST, 100 FEET;


THENCE NORTH, 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**EXHIBIT B**  
**SKETCH OF EASEMENT AREA**







CITY OF  
ISSAQUAH  
WASHINGTON

SHORT PLAT  
NO: SP17-00007

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED.....20.....

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED.....20.....

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

APPROVALS

CITY OF ISSAQUAH

DSD PLANNER      DATE      DSD ENGINEER      DATE

LAND DEVELOPMENT MANAGER/DSD      DATE

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NUMBER \_\_\_\_\_

RECORDING NO.

VOL./PG.

PORTION OF

NE 1/4 of NW 1/4, S. 34 T. 24 R. 6

EXISTING LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF ISSAQUAH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE EAST 100 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 100 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROPOSED LEGAL DESCRIPTION

LOT 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE EAST 100 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 100 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 50.00 FEET OF SAID DESCRIBED PROPERTY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2:

THE EAST 50.00 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE EAST 100 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 100 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PREPARE A PRELIMINARY SHORT PLAT OF THE EXISTING PARCEL AND IDENTIFY ANY SIGNIFICANT IMPROVEMENTS ALONG THE BOUNDARIES.

2. INSTRUMENT: USING A NIKON DTM 530 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH A TRIMBLE R8 GPS RECEIVER WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.

3. THE EXISTING LEGAL DESCRIPTION AS SHOWN HEREON ARE AS PROVIDED BY OLD REPUBLIC TITLE AND ESCROW UNDER THEIR REVIEW No. 5207122119, DATED AUGUST 11, 2014.

4. WE HOLD THE NORTH LINE OF THE SOUTH 120 FEET OF THE NORTH 930 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 FOR THE SOUTH LINE OF CROSTON LANE AS PER ISSAQUAH S.P. No. 03-00012.

5. THE EAST LINE OF THE PARENT PARCEL IS COINCIDENT WITH THE EAST LINE OF THE WEST 796 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31. THIS EAST LINE IS ALSO COINCIDENT WITH THE TWO DEEDS OF THOSE PARCELS SITUATED IMMEDIATELY TO THE EAST OF THE DESCRIBED PARCELS.

6. ANY FENCE SHOWN ON THIS SHORT PLAT WERE FIELD LOCATED AT OBVIOUS ANGLE POINTS IN THE FENCE ALIGNMENT. THE ACTUAL OCCUPATION OF THE FENCE OR THE SUPPORTING POSTS ARE NOT ASSURED BEYOND THE OVERALL WIDTH OF THE FENCE STRUCTURE. OBVIOUSLY CONCRETE SUPPORTING THE POSTS BELOW GROUND LEVEL IS BEYOND THE SCOPE OF THIS SURVEY.

REFERENCES

THE FOLLOWING SURVEYS OR RECORD WERE USED TO CALCULATED AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...

THE PLAT OF THE TOWN OF ENGLEWOOD  
ROS 20130904900001  
ROS 200910417900014  
ROS VOL. 250, PAGE 1-3  
ROS VOL. 157, PAGE 245-245H  
ROS VOL. 307, PAGE 055  
ISSAQUAH SP PLN 03-00012  
ISSAQUAH SP PLN 05-00067  
ISSAQUAH SP PLN 14-00003

BASIS OF BEARINGS

THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM  
83/91 (NAD NORTH ZONE).

EXISTING LOT:  
12,000 SF  
0.28 ACRES

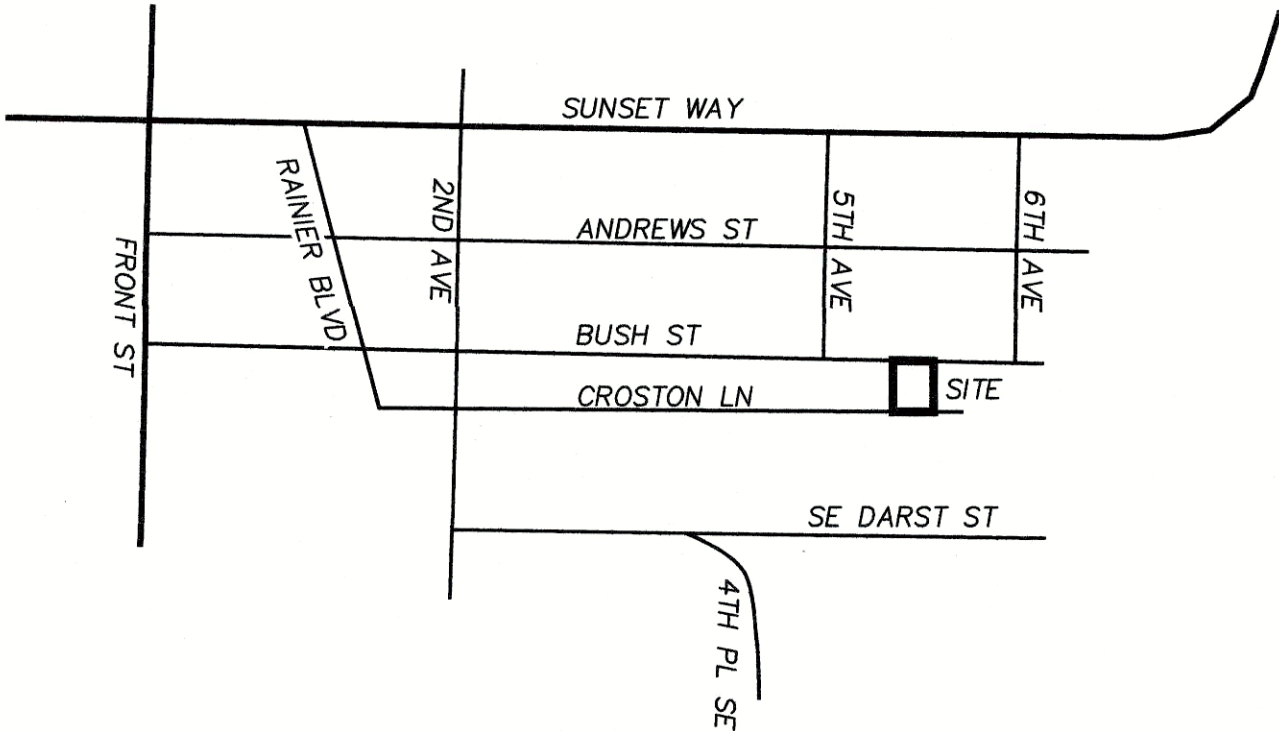
PROPOSED LOT 1:  
6,000 SF  
0.14 ACRES

PROPOSED LOT 2:  
6,000 SF  
0.14 ACRES

TREE TABLE		
TREE LETTER	TREE TYPE	DRIP LINE
A	30" PINE	25'
B	10" ALDER CLUMP	8'
C	10" MAPLE	15'
D	8" MAPLE	7'
E	20" MAPLE	10'
F	MAPLE CLUMP	10'
G	40" CEDAR	15'
H	8" MAPLE	8'

VICINITY MAP

SCALE: N.T.S.



RECORDER'S CERTIFICATE.....

FILED FOR RECORD THIS.....DAY OF.....,20.....

AT.....M IN BOOK.....OF..... AT PAGE..... AT

THE REQUEST OF \_\_\_\_\_

MANAGER      SUPT. OF RECORDS

EASTSIDE CONSULTANTS, INC.

ENGINEERS-SURVEYORS

1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PHONE: (425)392-5351  
FAX: (425)392-4676

LAND SURVEYOR'S CERTIFICATE.....

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF \_\_\_\_\_

MR. TED JENNESKENS

JUNE 2017

CERTIFICATE NO. 33487

PRELIMINARY SHORT PLAT

PREPARED FOR

MR. TED JENNESKENS

SECTION 34, T.24N.,R.6E. W.M.

KING COUNTY      WASHINGTON

DWN. BY: D. OSBORN      DATE: 6/2017      JOB NO. 17056

CHKD. BY: R. BOGDON      SCALE: N/A      SHEET: 1 OF 2





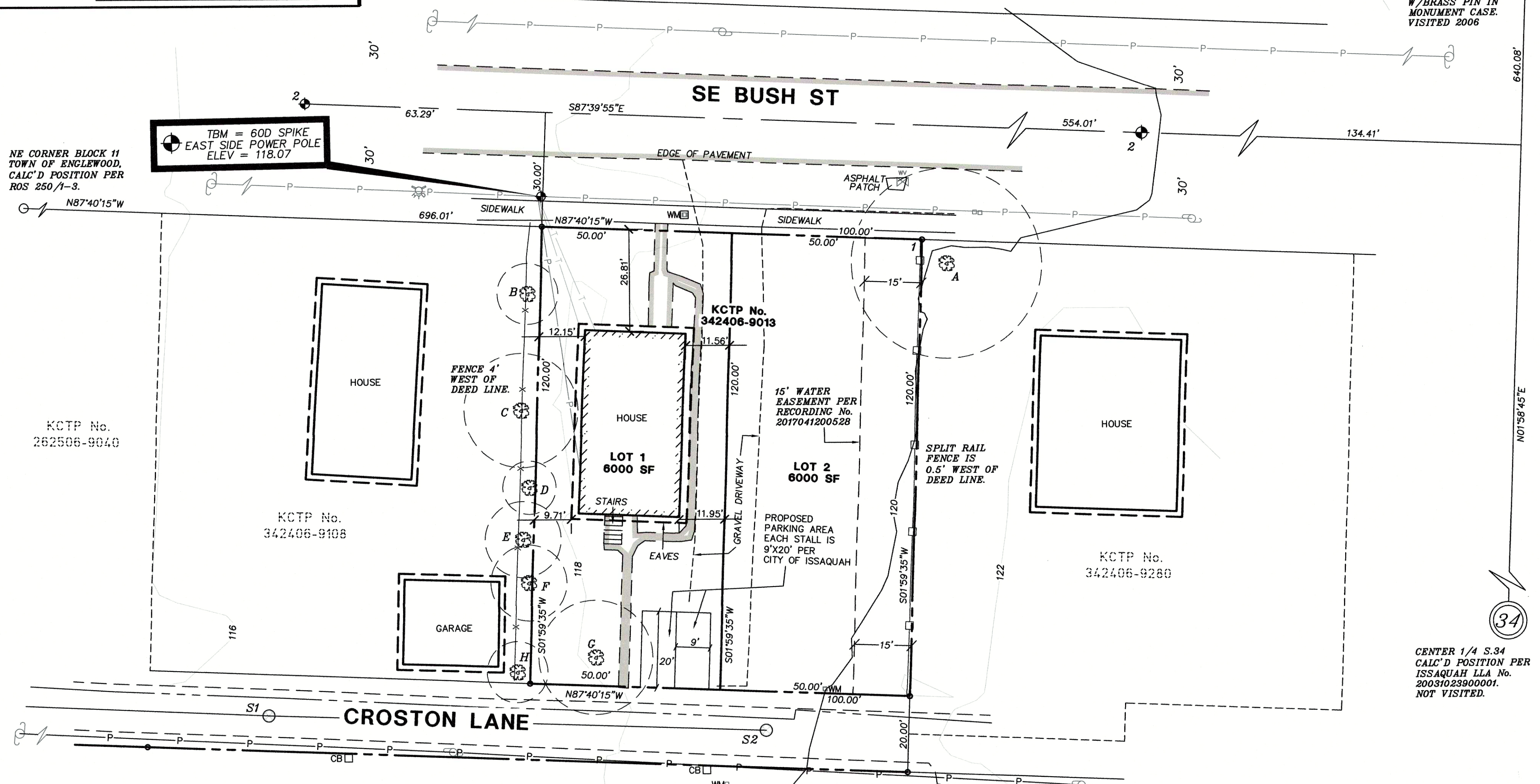
SHORT PLAT  
NO: SP17-00007

PRELIMINARY SHORT PLAT  
PREPARED FOR  
MR. TED JENNESKENS  
SECTION 34, T.24N.,R.6E. W.M.

NW CORNER S.34  
FND AND ACCEPTED  
4X4 CONCRETE MON.  
W/BRASS PIN IN  
MONUMENT CASE.  
VISITED 2007

VOL./PG.

NORTH 1/4 S.34  
FND AND ACCEPTED  
4X4 CONCRETE MON.  
W/BRASS PIN IN  
MONUMENT CASE.  
VISITED 2006



NE CORNER BLOCK 11  
TOWN OF ENGLEWOOD,  
CALC'D POSITION PER  
ROS 250/1-3.

TBM = 60D SPIKE  
EAST SIDE POWER POLE  
ELEV = 118.07

KCTP No.  
262506-9040

KCTP No.  
342406-9108

KCTP No.  
342406-9013

KCTP No.  
342406-9280

CENTER 1/4 S.34  
CALC'D POSITION PER  
ISSAQUAH LLA No.  
20031023900001.  
NOT VISITED.

WM = WATER METER  
WM = WATER METER  
WM = WATER METER

WM = WATER METER  
WM = WATER METER  
WM = WATER METER

S1 SSMH  
RIM= 116.36'  
FL= 107.06'

S2 SSMH  
RIM= 119.47'  
FL= 111.27'

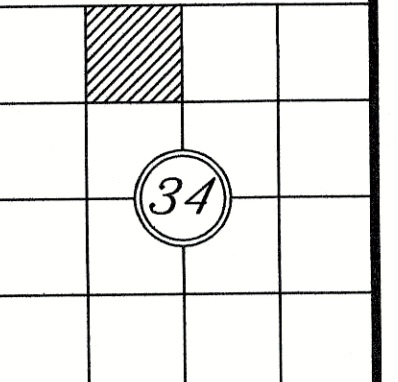
1 FND #4 REBAR LS  
CAP No. 33487 ON  
PROPERTY LINE.  
ACCEPTED PER ROS  
307/055.  
VISITED APRIL 2017.  
(TYPICAL).

2 FND Cased MON IN  
CENTER LINE OF  
BUSH STREET PER  
ROS 307/055.  
ACCEPTED.  
NOT VISITED THIS  
SURVEY.

BASIS OF BEARING:  
THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM,  
NAD 83/91 (NORTH ZONE).

GRAPHIC SCALE  
20' 0' 20'  
1"=20'

INDEX LOCATION:  
SEC. 34 T. 24 N. R. 6 E. W.M.




LEGEND:

- POWER POLE
- POWER VAULT
- LIGHT POLE
- UNDERGROUND POWER (PAINTED LOCATION)
- OVERHEAD POWER
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER LINE (PAINTED LOCATION)
- TELEPHONE RISER
- UNDERGROUND COMMUNICATION (PAINTED LOCATION)
- STORM DRAIN MANHOLE
- EDGE OF PAVEMENT/CURB LINE
- CONCRETE
- CATCH BASIN
- STORM DRAIN LINE/CULVERT
- GAS VALVE
- UNDERGROUND GAS LINE (PAINTED LOCATION)
- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER LINE
- SIGN
- A.D.A. RAMP
- CONIFEROUS TREE
- DECIDUOUS TREE
- ROCKERY
- WOOD FENCE LINE
- CHAIN LINK FENCE LINE
- IRON FENCE LINE

<b>PRELIMINARY SHORT PLAT</b> PREPARED FOR <b>MR. TED JENNESKENS</b> SECTION 34, T.24N.,R.6E. W.M.		
KING COUNTY WASHINGTON		
DWN. BY: <b>D. OSBORN</b>	DATE: <b>8/2017</b>	JOB NO. <b>17056</b>
CHKD. BY: <b>R. BOGDON</b>	SCALE: <b>1"=20'</b>	SHEET: <b>2 OF 2</b>

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PHONE: (425)392-5351  
FAX: (425)392-4676





CITY OF  
ISSAQUAH  
WASHINGTON

SHORT PLAT  
NO: SP17-00007

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED.....20.....

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SIGNED THIS DECLARATION AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED.....20.....

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.  
RESIDING AT: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

APPROVALS

CITY OF ISSAQUAH

DSD PLANNER      DATE      DSD ENGINEER      DATE

LAND DEVELOPMENT MANAGER/DSD      DATE

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NUMBER \_\_\_\_\_

RECORDING NO.

VOL./PG.

PORTION OF

NE 1/4 of NW 1/4, S. 34 T. 24 R. 6

EXISTING LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF KING, CITY OF ISSAQUAH, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE EAST 100 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 100 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

PROPOSED LEGAL DESCRIPTION

LOT 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE EAST 100 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 100 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 50.00 FEET OF SAID DESCRIBED PROPERTY.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LOT 2:

THE EAST 50.00 FEET OF THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 696 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;  
THENCE EAST 100 FEET;  
THENCE SOUTH 120 FEET;  
THENCE WEST 100 FEET;  
THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NOTES

1. THE PURPOSE OF THIS SURVEY IS TO PREPARE A PRELIMINARY SHORT PLAT OF THE EXISTING PARCEL AND IDENTIFY ANY SIGNIFICANT IMPROVEMENTS ALONG THE BOUNDARIES.

2. INSTRUMENT: USING A NIKON DTM 530 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH A TRIMBLE R8 GPS RECEIVER WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.

3. THE EXISTING LEGAL DESCRIPTION AS SHOWN HEREON ARE AS PROVIDED BY OLD REPUBLIC TITLE AND ESCROW UNDER THEIR REVIEW No. 5207122119, DATED AUGUST 11, 2014.

4. WE HOLD THE NORTH LINE OF THE SOUTH 120 FEET OF THE NORTH 930 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 FOR THE SOUTH LINE OF CROSTON LANE AS PER ISSAQUAH S.P. No. 03-00012.

5. THE EAST LINE OF THE PARENT PARCEL IS COINCIDENT WITH THE EAST LINE OF THE WEST 796 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31. THIS EAST LINE IS ALSO COINCIDENT WITH THE TWO DEEDS OF THOSE PARCELS SITUATED IMMEDIATELY TO THE EAST OF THE DESCRIBED PARCELS.

6. ANY FENCE SHOWN ON THIS SHORT PLAT WERE FIELD LOCATED AT OBVIOUS ANGLE POINTS IN THE FENCE ALIGNMENT. THE ACTUAL OCCUPATION OF THE FENCE OR THE SUPPORTING POSTS ARE NOT ASSURED BEYOND THE OVERALL WIDTH OF THE FENCE STRUCTURE. OBVIOUSLY CONCRETE SUPPORTING THE POSTS BELOW GROUND LEVEL IS BEYOND THE SCOPE OF THIS SURVEY.

REFERENCES

THE FOLLOWING SURVEYS OR RECORD WERE USED TO CALCULATED AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...

THE PLAT OF THE TOWN OF ENGLEWOOD  
ROS 20130904900001  
ROS 200910417900014  
ROS VOL. 250, PAGE 1-3  
ROS VOL. 157, PAGE 245-245H  
ROS VOL. 307, PAGE 055  
ISSAQUAH SP PLN 03-00012  
ISSAQUAH SP PLN 05-00067  
ISSAQUAH SP PLN 14-00003

BASIS OF BEARINGS

THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM  
83/91 (NAD NORTH ZONE).

TABLE

EXISTING LOT:  
12,000 SF  
0.28 ACRES

PROPOSED LOT 1:  
6,000 SF  
0.14 ACRES

PROPOSED LOT 2:  
6,000 SF  
0.14 ACRES

TABLE

VICINITY MAP

SCALE: N.T.S.

MAP

RECORDER'S CERTIFICATE.....

FILED FOR RECORD THIS.....DAY OF.....,20.....

AT.....M IN BOOK.....OF..... AT PAGE..... AT

THE REQUEST OF \_\_\_\_\_

MANAGER      SUPT. OF RECORDS

EASTSIDE CONSULTANTS, INC.

ENGINEERS-SURVEYORS

1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PHONE: (425)392-5351  
FAX: (425)392-4676

LAND SURVEYOR'S CERTIFICATE.....

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF SURVEY RECORDING ACT AT THE REQUEST OF MR. TED JENNESKENS

IN JUNE 2017

CERTIFICATE NO. 33487

PRELIMINARY SHORT PLAT

PREPARED FOR MR. TED JENNESKENS

SECTION 34, T.24N.,R.6E. W.M.

KING COUNTY WASHINGTON

DWN. BY: D. OSBORN

DATE: 6/2017

JOB NO. 17056

CHKD. BY: R. BOGDON

SCALE: N/A

SHEET: 1 OF 2





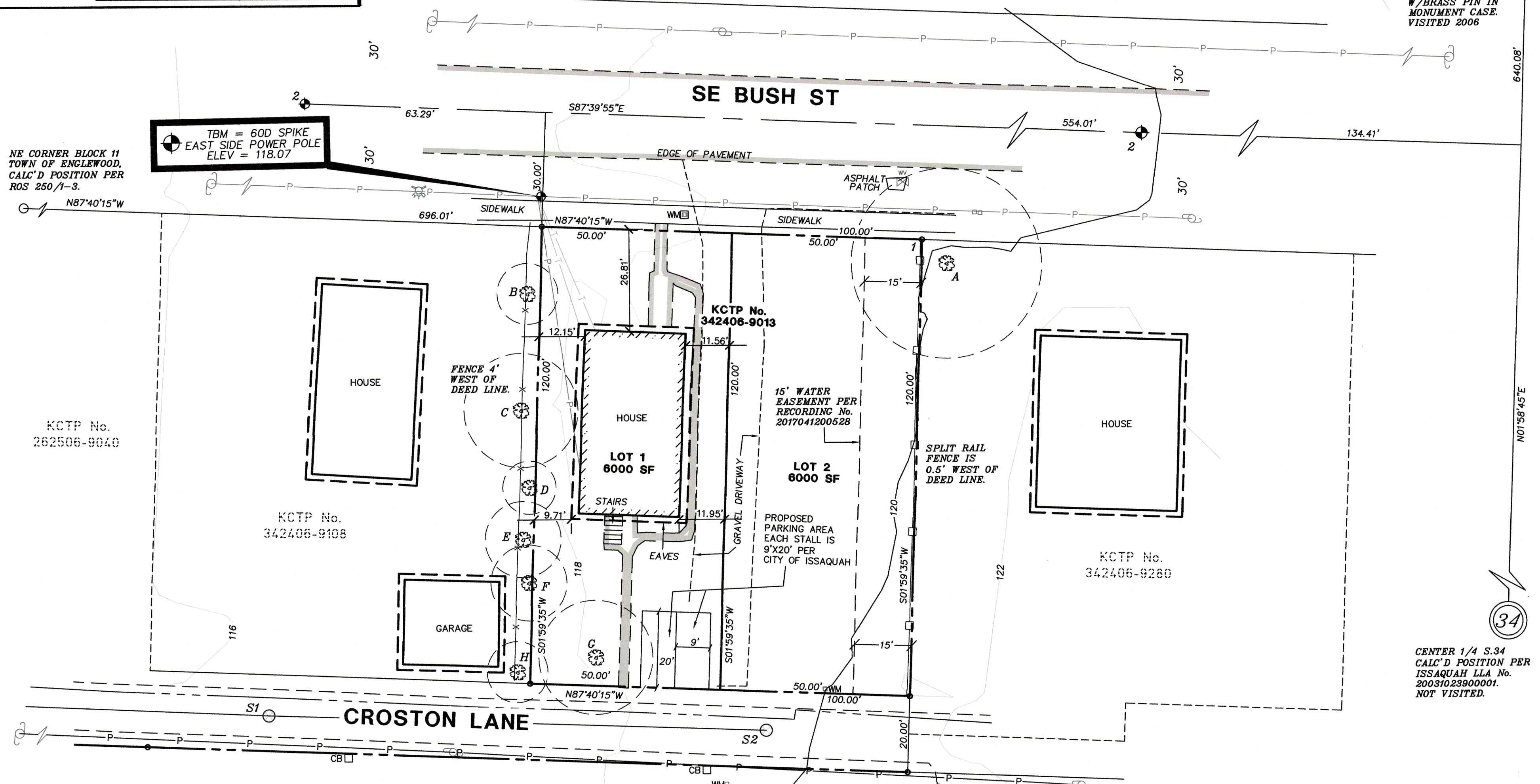
SHORT PLAT  
NO: SP17-00007

PRELIMINARY SHORT PLAT  
PREPARED FOR  
MR. TED JENNESKENS  
SECTION 34, T.24N.,R.6E. W.M.

NW CORNER S.34  
FND AND ACCEPTED  
4X4 CONCRETE MON.  
W/BRASS PIN IN  
MONUMENT CASE.  
VISITED 2007

VOL./PG.

NORTH 1/4 S.34  
FND AND ACCEPTED  
4X4 CONCRETE MON.  
W/BRASS PIN IN  
MONUMENT CASE.  
VISITED 2006



- WM = WATER METER  
WM = WATER VAULT  
WM = POWER VAULT  
WM = LIGHT POLE  
WM = UNDERGROUND POWER (PAINTED LOCATION)  
WM = OVERHEAD POWER  
WM = FIRE HYDRANT  
WM = WATER VALVE  
WM = WATER METER  
WM = WATER LINE (PAINTED LOCATION)  
WM = TELEPHONE RISER  
WM = UNDERGROUND COMMUNICATION (PAINTED LOCATION)  
WM = STORM DRAIN MANHOLE  
WM = EDGE OF PAVEMENT/CURB LINE  
WM = CONCRETE
- LEGEND:
- CB = CATCH BASIN  
D = STORM DRAIN LINE/CULVERT  
GV = GAS VALVE  
G = UNDERGROUND GAS LINE (PAINTED LOCATION)  
SMH = SEWER MANHOLE  
COO = SEWER CLEANOUT  
S = SEWER LINE  
S = SIGN  
S = A.D.A. RAMP  
S = CONIFEROUS TREE  
S = DECIDUOUS TREE  
S = ROCKERY  
S = WOOD FENCE LINE  
S = CHAIN LINK FENCE LINE  
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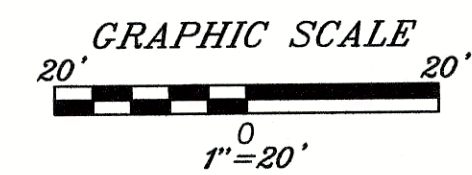
S1 SSMH  
RIM= 116.36'  
FL= 107.06'

S2 SSMH  
RIM= 119.47'  
FL= 111.27'

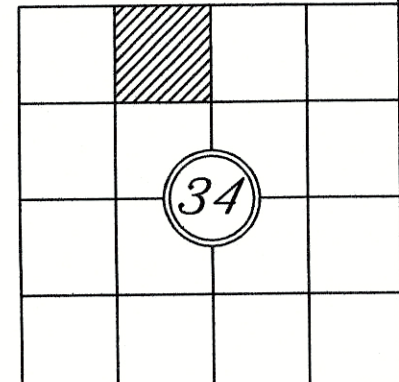
1 FND #4 REBAR LS  
CAP No. 33487 ON  
PROPERTY LINE.  
ACCEPTED PER ROS  
307/055.  
VISITED APRIL 2017.  
(TYPICAL).

2 FND Cased MON IN  
CENTER LINE OF  
BUSH STREET PER  
ROS 307/055.  
ACCEPTED.  
NOT VISITED THIS  
SURVEY.

BASIS OF BEARING:  
THE WASHINGTON STATE  
PLANE COORDINATE SYSTEM,  
NAD 83/91 (NORTH ZONE).



INDEX LOCATION:  
SEC. 34 T. 24 N. R. 6 E. W.M.



<b>PRELIMINARY SHORT PLAT</b> PREPARED FOR <b>MR. TED JENNESKENS</b> SECTION 34, T.24N.,R.6E. W.M.		
KING COUNTY WASHINGTON		
DWN. BY: <b>D. OSBORN</b>	DATE: <b>8/2017</b>	JOB NO. <b>17056</b>
CHKD. BY: <b>R. BOGDON</b>	SCALE: <b>1"=20'</b>	SHEET: <b>2 OF 2</b>

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
1320 N.W. MALL ST., SUITE B  
ISSAQUAH, WASHINGTON 98027  
PHONE: (425)392-5351  
FAX: (425)392-4676



# Parcel Map Check Report

**Client:**

Ted Jenneskens  
22946 SE 53<sup>rd</sup> St  
Issaquah, WA 98027

**Prepared by:**

Donovan Osborn  
Eastside Consultants, Inc.  
1320 NW Mall St. Suite B  
Issaquah, WA 98027

Date: 5/11/2017 2:20:06 PM

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Parcel Name: Parent Parcel

Description: Original Lot

Segment# 1: Line

Course: S1°59'35"W

Length: 120.00'

Segment# 2: Line

Course: N87°40'15"W

Length: 100.00'

Segment# 3: Line

Course: N1°59'35"E

Length: 120.00'

Segment# 4: Line

Course: S87°40'15"E

Length: 100.00'

Perimeter: 440.01'

Area: 12,000.21Sq.Ft.

Error Closure: 0.0000

Precision 1: 440,000,000.00

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Parcel Name: Survey Site – Lot 1  
Description: West Parcel

Segment# 1: Line

Course: S1°59'35"W

Length: 120.00'

Segment# 2: Line

Course: N87°40'15"W

Length: 50.00'

Segment# 3: Line

Course: N1°59'35"E

Length: 120.00'

Segment# 4: Line

Course: S87°40'15"E

Length: 50.00'

Perimeter: 340.01'

Error Closure: 0.0000

Precision 1: 340,000,000.00

Area: 6,000.10Sq.Ft.

---

Parcel Name: Survey Site - Lot 2  
Description: East Parcel

Segment# 1: Line

Course: S1°59'35"W

Length: 120.00'

Segment# 2: Line

Course: N87°40'15"W

Length: 50.00'

Segment# 3: Line

Course: N1°59'35"E

Length: 120.00'

Segment# 4: Line

Course: S87°40'15"E

Length: 50.00'

Perimeter: 340.01'

Error Closure: 0.0000

Precision 1: 340,000,000.00

Area: 6,000.10Sq.Ft.



CITY OF  
ISSAQUAH  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# Notice of Application

**Project Name:** Bush Street Short Plat  
**Application:** July 3, 2017  
**Application Complete:** September 28, 2017  
**Notice of Application:** October 23, 2017

**Notice of Application Public Comment Period:**  
**October 23, 2017 – November 6, 2017**  
(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** SP17-00007

**Project Description:** Subdivision of a lot into two (2) single family lots with required street improvements.  
(See attached Site Plan)

**Project Location:** 525 SE Bush Street, Issaquah, WA 98027  
(See Vicinity Map on back of this notice)

**Size of Subject Area in Acres:** 0.28 **Sq. Ft.:** 12,000

**Applicant:** Ted Jenneskens, Croston, LLC  
Phone: 425-391-0844; Email: [tedtcc@gmail.com](mailto:tedtcc@gmail.com)

**Decision Maker:** Development Services Department

**Required City Permits:** Short Plat

**Required City Permits, Not Part of this Application:** N/A

## PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12<sup>th</sup> Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record.*

*Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## REGULATORY INFORMATION

**Zoning:** SF-D, Single Family Duplex-7.26 du/acre

**Comprehensive Plan Designation:** Low Density Residential

**Consistent With Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** Issaquah Municipal Code (Online at: [issaquahwa.gov/codes\\_and\\_plans](http://issaquahwa.gov/codes_and_plans))

## CITY CONTACT INFORMATION

**Project Planner:** Valerie Porter, Associate Planner  
**Phone Number:** 425-837-3094  
**E-Mail:** [ValerieP@issaquahwa.gov](mailto:ValerieP@issaquahwa.gov)

**Development Services Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)



# Vicinity Map: 525 SE Bush Street (SP17-00007)



328.9 0 164.47 328.9 Feet

1:1,974

